



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: October 13, 2011
TO: Historic Preservation Commission
FROM: Tim Frye, Preservation Coordinator
RE: 49 Julian Avenue
Case No. 2005.0233C

1650 Mission St.
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San Francisco,
CA 94103-2479

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At the request of the President of the Planning Commission, the Historic Preservation Commission (HPC) is requested to review and comment on the proposed project at 49 Julian Avenue. The project is adjacent to Landmark No. 108, the Mission Armory.

The project requires Conditional Use authorization under Planning Code Sections 215(a), 175.6(e)(1)(c), 151.1 and 303 to allow the demolition of an existing one-story, industrial building and the construction of a new approximately 10,500-square foot, 50-foot tall, five-story residential building containing eight dwelling units and eight ground floor parking spaces utilizing its Eastern Neighborhoods Pipeline status per Planning Code Section 175.6(e) to elect to conform to the controls under the former C-M (Heavy Commercial) Zoning District and the 50-X Height and Bulk District, while conforming to Articles 1, 1.2, 1.5 and 2.5, as amended by the Eastern Neighborhoods Controls, or requesting Conditional Use authorization to seek relief from those amended Articles.

The HPC may direct staff to provide written comments to the Planning Commission in anticipation of its November 10, 2011 hearing regarding the project. The owner of Amory Studios, LLC, adjacent to the site of the proposed project, has also provided a bound copy of materials for the HPC. This material is attached to this memo.

Attachments: Plans, revised August 10, 2010
Aerial Photographs
Categorical Exemptions, signed December 16, 2010
Submittal from Armory Studios, LLC, dated October 11, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2005.0233E
Project Title: 49 Julian Avenue
Zoning: UMU (Urban Mixed Use) Zoning District
45-X Height and Bulk District
Block/Lot: 3547/032
Lot Size: 2,914 square feet
Project Sponsor: Tony Kim
(415) 246-8855
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

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PROJECT DESCRIPTION:

The proposed project is the demolition of a vacant, single-story warehouse and the construction of a five-story, 50-foot-tall building with eight residential units and an at-grade parking garage for eight vehicles accessible from Julian Avenue. The proposed residential use, including all common and circulation spaces, would include approximately 8,482 square feet (sf) of area. The ground-floor parking garage would encompass about 2,155 sf for a building total of about 10,500 gross sf.

EXEMPT STATUS:

Categorical Exemption, Class 32 [State CEQA Guidelines Section 15332]

REMARKS:

Please see the next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

Date

cc: Tony Kim, Project Contact
Supervisor Daly, District 6
Virna Byrd, M.D.F. / Bulletin Board

Distribution List

REMARKS (continued):

The project site is located on the east side of Julian Avenue between 14th and 15th Streets in the Mission District of San Francisco, on the block bounded by 14th Street to the north, Mission Street to the east, 15th Street to the south, and Julian Avenue to the west. The project site is located within the UMU (Urban Mixed Use) zoning district and a 45-X Height and Bulk district. The proposed project qualifies as an Eastern Neighborhoods Pipeline project and is therefore subject to pre-Eastern Neighborhoods Plan zoning, which are the C-M (Heavy Commercial Use) zoning district and a 50-X Height and Bulk district.

The ground floor would include 2,155 sf of space for a parking garage, residential lobby, and utilities. The parking garage would accommodate up to eight off-street parking spaces and at least four Class 1 bicycle parking spaces¹. The second through the fifth floors would accommodate eight, two-bedroom dwelling units.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects that meet the following conditions:

- a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

Zoning: The project site is located within the Urban Mixed-Use (UMU) zoning district, which was recently rezoned from the C-M (heavy commercial) zoning district. The proposed residential use is allowed within the UMU zoning district and would have been allowed with Conditional Use Authorization under the previous C-M zoning district. The proposed building would be 50 feet tall, which is permitted under its pipeline status under the Eastern Neighborhoods Area Plan amendments, where the project site has been rezoned from an allowable height of 50 feet to 45 feet. The rear yard requirement defined in *Planning Code* Section 134(a)(1) would be satisfied with a 615 sf courtyard spanning 25% of the lot and provided on the first residential floor. The proposed project would provide between 36 sf of privately-accessible open space for seven units and 615 sf of privately-accessible open space for one unit. The seven units for which 36 sf of privately-accessible open space would be provided does not meet the 80 sf *Planning Code* requirement. Therefore, the project sponsor is requesting a variance for usable open space. No off-street loading is proposed or required.

Based on the grandfathering provisions of the Eastern Neighborhoods Area Plans, the proposed project is not required to comply with the new affordability requirements, but would have to comply with those requirements in place at the time of submittal of the proposed project's environmental evaluation application. Section 315 of the *Planning Code* sets forth the requirements and procedures for the Residential Inclusionary Affordable Housing Program. Under Section 315.4, Onsite Housing Requirement and Benefits, a project would be required to provide onsite, offsite, or in-lieu fees for Below Market Rate

¹ Per Section 155.5(a), projects of up to 50 dwelling units require one Class 1 space for every 2 dwelling units. A Class 1 Bicycle Parking Space is defined as a facility which protects the entire bicycle, its components and accessories against theft and against inclement weather, including wind-driven rain. Examples of this type of facility include lockers, check-in facilities, monitored parking, restricted access parking, and personal storage.

(BMR) units if 10 or more dwelling units is proposed. Since the proposed project would construct eight dwelling units, it is not subject to the affordable housing requirements.

Parking: As a pipeline project, the proposed project would be required to meet the parking and loading requirements of the new Eastern Neighborhoods zoning controls. The new zoning controls allow for up to 0.75 parking spaces for each one-bedroom unit and one space for each two-bedroom unit greater than 1,000 sf. The proposed project includes a total of eight parking spaces. All eight two-bedroom units would be greater than 1,000 sf, thus the project is allowed one parking space per unit.

Rear Yard/Open Space: The Eastern Neighborhoods pipeline policy requires the proposed project to meet the rear yard and open space requirements of the Eastern Neighborhoods zoning controls for the UMU zoning district, which requires 25 percent of the rear lot area (located on the lowest story containing a dwelling unit) to be used for a rear yard. The proposed project would provide a 25 percent rear yard but at the first residential story. The project sponsor would seek a variance for usable open space.

Given the above, the proposed project would, in general, meet the *Planning Code* requirements for projects within the Eastern Neighborhoods, under the Eastern Neighborhoods pipeline policy.

Land Use/Production, Distribution, and Repair (PDR): The California Environmental Quality Act (CEQA) findings for the Eastern Neighborhoods approval action found that implementation of the Eastern Neighborhoods Rezoning and Area Plan could potentially result in significant and unavoidable land use impacts from the loss of land and building space available for PDR uses. Transitions between PDR zones and residential zones would be achieved by UMU zoning (Mixed-Use Urban) or MUR zoning (Mixed-use Residential). The project site is zoned Urban Mixed-Use (UMU), consistent with the Eastern Neighborhoods zoning Option B. UMU zoning districts are intended to encourage transitional development patterns between businesses and employment districts and predominately residential neighborhoods, and serve as a buffer between potentially incompatible land uses. UMU districts are intended to combine new housing with smaller scale retail and commercial use with those types of PDR activities that can coexist with housing. The proposed project is consistent with the intent of UMU zoning because it provides new residential use in an area between the General Production, Distribution, and Repair district (PDR-1-G) to the northeast, the Neighborhood Commercial Transit district (NCT) to the east, the Residential Transit-Oriented district (RTO-M) to the south, and the Residential, House Character district (RH-1) to the southwest.

The total existing PDR building space on the project lot is 2,900 sf, all of which is vacant. The proposed project is not required to replace PDR space, resulting in a loss of 2,900 square feet. The Eastern Neighborhoods EIR found that under Option B, with the loss of 2.1 million square feet of PDR, the Eastern Neighborhoods Rezoning and Area Plans would not result in a significant land use impact. Given that the proposed project would account for about 0.1 percent of the overall PDR land and building space assumed to be converted to other uses, the proposed project's contribution to PDR loss citywide is not considerable in relation to existing and future industrial land supply.

The proposed project would meet the intent of the UMU zoning district to intermix PDR, commercial and residential uses, and would serve as a buffer between PDR districts to the east and northeast and

residential districts to the south. Therefore, the proposed project would not result in a cumulatively considerable loss of PDR space within the Eastern Neighborhoods and the proposed project's loss of 2,900 square feet of PDR space would be less than significant.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The 2,914 sf (approximately 0.07 acre) project site is located within a fully developed area of San Francisco. The surrounding area is densely developed with residential, commercial, light industrial, and retail uses. The proposed project, therefore, would be properly characterized as in-fill development completely surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

The subject property is a vacant warehouse located within a densely developed urban area. The project site does not currently support any vegetation or habitat for sensitive species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: The project site is located on the east side of Julian Avenue, on the block bounded by 14th Street to the north, Mission Street to the east, 15th Street to the south, and Julian Avenue to the west. Street parking is available on all adjacent streets, including metered, two-hour, and residential permit parking with weekly parking restrictions for street cleaning.

Using the Planning Department's 2002 *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 80 daily person-trips for the proposed residential uses. Of these, about 14 daily person-trips would be during the p.m. peak-hour. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 14 p.m. peak-hour person-trips for the proposed uses, five would be vehicle trips, seven would be transit trips, one would be walking, and one trip would be through some other mode of transportation such as bicycle. Based on the mode split and average automobile occupancy of 1.17 persons per vehicle² for the project area, there would be 23 daily vehicular trips of which four would be during the p.m. peak-hour. The proposed project would therefore not interfere with existing traffic circulation in the area or cause a substantial increase in traffic that could not be accommodated by the existing capacity. The potential increase in traffic associated with the proposed project would not have a significant or noticeable impact upon transportation in the project area.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not

² 2000 Census – Journey to Work, Census Tract 202.

a permanent physical condition, but changes over time as people change their modes and patterns of travel.

The proposed project would generate the demand for 12 parking spaces, and would provide eight spaces for a deficit of four parking spaces. Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project site is within two blocks of the 16th Street BART station, within one block of the 14-Mission and 49-Mission/Van Ness Muni lines, and within a block of Bicycle Routes #30 and #45.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Noise: Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni buses, emergency vehicles, as well as activities such as commercial businesses and periodic temporary construction-related noise. Noises generated by residential and commercial uses are common and generally accepted in urban areas. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The *San Francisco General Plan* noise guidelines indicate that any new residential development in areas with noise levels above 60 dBA³ should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the design. In areas where noise levels exceed 65 dBA, a detailed analysis of noise reduction requirements must be done and needed noise insulation features included in the design. According to the Eastern Neighborhoods Final EIR, noise levels are between 60.1 and 65.0 dBA on Julian Avenue. Title 24 of the California Code of Regulations establishes uniform noise insulation standards for multi-unit residential projects. This state regulation requires meeting an interior standard of 45 dBA in any habitable room. DBI would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the residential development meet State standards regarding sound transmission for residents.

The Eastern Neighborhoods Final EIR identified a significant impact related to potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses. Since the proposed project includes sensitive receptors, *Mitigation Measure F-4: Siting of Noise-Sensitive Uses* applies to the proposed project. Pursuant to this measure, Environmental Science Associates (ESA) conducted a noise study that included a 24-hour noise measurement and site survey of noise-generating uses within two blocks of the project site.⁴

The 24-hour noise measurement recorded a day-night noise average of 62.2 dBA (Ldn). This is within the range forecast by noise modeling undertaken by the Department of Public Health, which predicts a traffic noise level of between 60.1 dBA and 65 dBA (Ldn) for the project block of South Van Ness Avenue (and surrounding blocks). ESA's site survey did not identify any land uses that generate unusual noise within two blocks of the project site. Among the more prominent noise-generating uses within the project vicinity are several auto repair shops. However, most nearby properties are composed of residential uses above ground-floor retail shops and restaurants. Although the project site is within about one-and-one-half blocks of the elevated U.S. 101 freeway, ESA's field observation indicated that the freeway was not a major noise source at the project site.⁵

Given the noise environment at the project site, ESA concluded that it would appear that conventional residential construction, which would include double-paned windows (which typically offer 25 to 30 dBA noise reduction), would be sufficient to ensure an interior noise environment in habitable rooms of 45 dBA (Ldn) as required by the San Francisco Building Code. Therefore, ESA's noise study demonstrates that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project and no further acoustical analysis or engineering is required to comply with this requirement.

³ The dBA, or A weighted decibel, refers to a scale of noise measurement that approximates the range of sensitivity of the human ear to sounds of different frequencies. On this scale, the normal range of human hearing extends from about 0 dBA to about 140 dBA. A 10-dBA increase in the level of a continuous noise represents a perceived doubling of loudness.

⁴ Karl Heisler, Environmental Science Associates, Email, RE: 49 Julian Noise Measurements, February 15th, 2010. This document is on file and is available for review as part of Case File No. 2005.0233E at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA.

⁵ *Ibid.*

Air Quality: The California Air Resources Board (ARB) established its statewide comprehensive air toxics program in the early 1980s. The ARB created California's program in response to the Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) to reduce exposure to air toxics. The ARB identifies 244 substances as toxic air contaminants (TACs) that are known or suspected to be emitted in California and have potential adverse health effects. Public health research consistently demonstrates that pollutant levels are significantly higher near freeways and busy roadways. Human health studies demonstrate that children living within 100 to 200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to TACs. In 2005, The ARB issued guidance on preventing roadway related air quality conflicts, suggesting localities "avoid siting new sensitive land uses within 500 feet of a freeway [or other] urban roads with volumes of more than 100,000 vehicles/day."⁶ However, there are no existing federal or state regulations to protect sensitive land uses from roadway air pollutants.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.⁷ Consistent with ARB guidance, DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, as mapped by DPH, an Air Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthful levels of PM_{2.5}. Through air quality modeling, an assessment is conducted to determine if the annual average concentration of PM_{2.5} from the roadway sources would exceed a concentration of 0.2 micrograms per cubic meter (annual average).⁸ If this standard is exceeded, the project sponsor must install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient PM_{2.5} from habitable areas of residential units.

The project site at 49 Julian Avenue is not located within the Potential Roadway Exposure Zone, as mapped by DPH. Thus, the proposed project would not be expected to result in a significant impact from exposure of sensitive receptors to high concentrations of roadway-related pollutants.

⁶California Air Resources Board, *2005 Air Quality and Land Use Handbook: A Community Health Perspective*, <http://www.arb.ca.gov/ch/landuse.htm>, accessed September 8, 2008.

⁷San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008, http://dphwww.sfdph.org/phes/publications/Mitigating_Roadway_AOLU_Conflicts.pdf, accessed September 8, 2009.

⁸According to DPH, this threshold, or action level, of 0.2 micrograms per cubic meter represents about 8 – 10 percent of the range of ambient PM_{2.5} concentrations in San Francisco based on monitoring data, and is based on epidemiological research that indicates that such a concentration can result in an approximately 0.28 percent increase in non-injury mortality, or an increased mortality at a rate of approximately 20 "excess deaths" per year per one million population in San Francisco. "Excess deaths" (also referred to as premature mortality) refer to deaths that occur sooner than otherwise expected, absent the specific condition under evaluation; in this case, exposure to PM_{2.5}. (San Francisco Department of Public Health, Occupational and Environmental Health Section, Program on Health, Equity, and Sustainability, "Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review, May 6, 2008. Twenty excess deaths per million based on San Francisco's non-injury, non-homicide, non-suicide mortality rate of approximately 714 per 100,000. Although San Francisco's population is less than one million, the presentation of excess deaths is commonly given as a rate per million population.)

Water Quality: The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Project-related wastewater and storm water would flow to the City's combined sewer system and would be treated to standards contained in the City's National Pollutant Discharge Elimination System (NPDES) Permit for the Southeast Water Pollution Control Plant prior to discharge. Therefore, the proposed project would not result in significant water quality impacts.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities would be required.

Archeological Resources: The project site is currently occupied by a one-story vacant warehouse. The proposed five-story building would be supported by spread footings or mat foundation requiring a maximum excavation of two feet below ground surface. The Department reviewed the proposed project for impacts to archeological resources and determined that no CEQA-significant archeological resources would be affected, specifically prehistoric and known archeological resources.⁹ Thus, the proposed project would not result in a significant effect on archeological resources.

Historic Architectural Resources: The building on the project site was constructed in 1962. According to Preservation Bulletin 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, the building on the subject property is considered a "Category C" building. Category C buildings are properties that are less than 50 years old, and are not included in any survey or inventory and as such will not be treated as "historic resources." Such buildings lack sufficient evidence to indicate eligibility for inclusion in the California Register. As such, the proposed project would not adversely affect historic architectural resources.

Shadow: *Planning Code* Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department and requires that proposed structures exceeding 40 feet in height perform a shadow fan analysis to determine whether a proposed project would result in additional shading of public parks between the first hour after sunrise and/or the last hour before sunset. The proposed project, at a height of 50 feet, is subject to Section 295, and a shadow fan analysis was completed for the proposed project.

The City parks nearest the proposed project site are Duboce Park and Mission Dolores Park. Duboce Park is eight blocks east of the project site. Mission Dolores Park is six blocks to the southwest of the project site. The shadow fan analysis determined that the proposed development would not cast new shade on any public areas subject to Section 295, including Duboce Park and Mission Dolores Park.¹⁰ Any new shading that would result from the proposed development would be limited in scope and would not

⁹ Preliminary Archeological Evaluation, Memorandum from Randall Dean, Major Environmental Analysis, April 18, 2006.

¹⁰ Shadow Fan Analysis findings by the San Francisco Planning Department, May 15, 2008.

increase the total amount of shading above levels which are common and generally accepted in urban areas. Therefore, the proposed development would have no significant shadow impacts.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on June 14, 2010 to owners and occupants of properties within 300 feet of the project site. The Department did not receive any comments during this period.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332. In addition, the proposed project was found to comply with Section 295 of the San Francisco Planning Code.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects and therefore, is appropriately exempt under Class 32 of the *CEQA Guidelines*.

49 Julian Avenue

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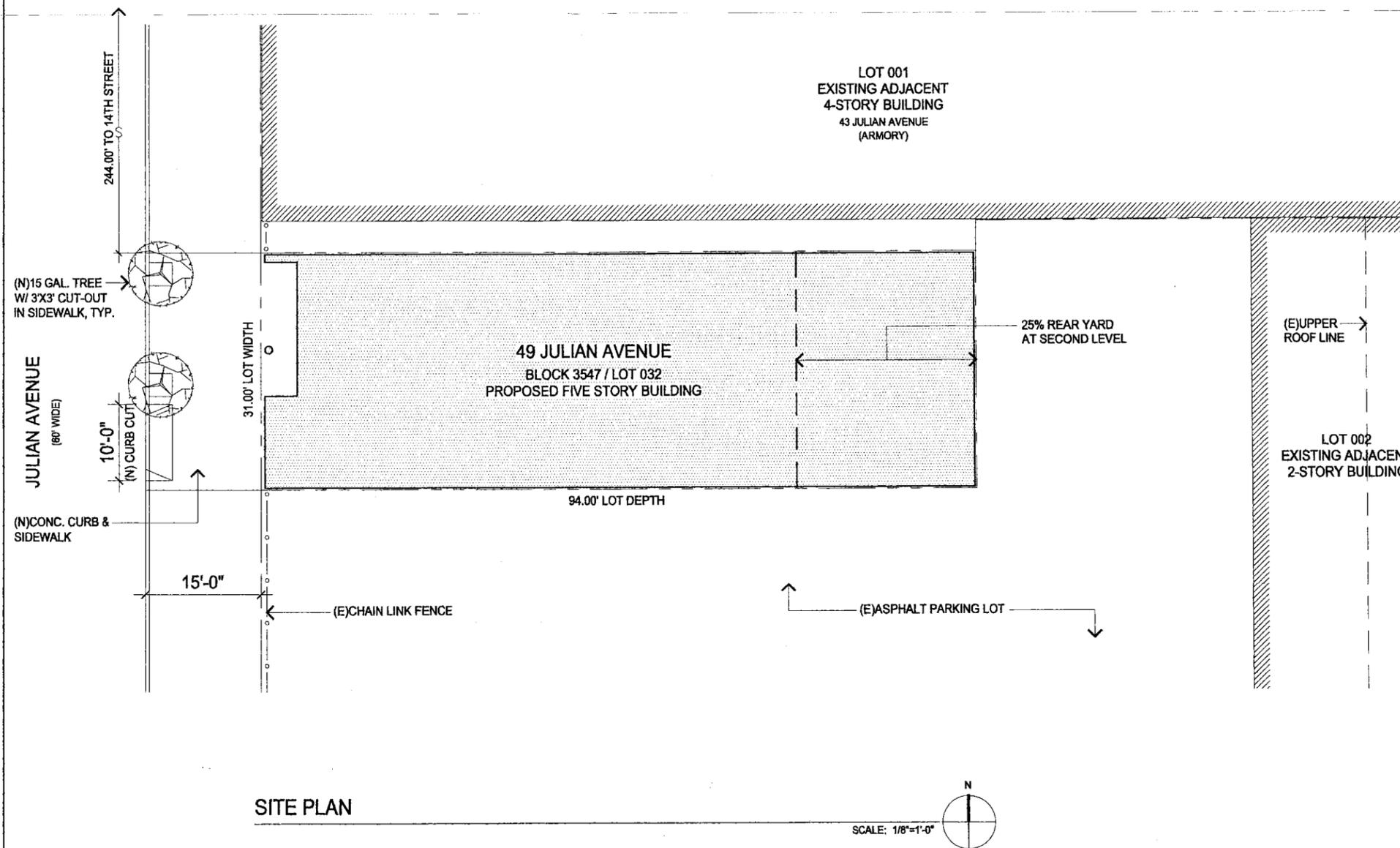
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GEE
AIA**

GARY GEE ARCHITECTS, INC.
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Tel 415/863-8881
Fax 415/863-8879

Project No. 04-033 Date 06.25.04

Revisions

| No. | Issue / Date |
|-----|----------------------------|
| | ISSUED FOR REVIEW 06.25.04 |
| | EEPLANNING 03.04.05 |
| | PLANNING 11.23.05 |
| | ISSUED FOR REVIEW 10.30.08 |
| | CUPLANNING 08.05.10 |



SITE PLAN

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 49 JULIAN AVENUE, SAN FRANCISCO, CALIFORNIA 94103
BLOCK 3547, LOT 032

PROPOSED USE: 8 RESIDENTIAL CONDOMINIUMS OVER PARKING GARAGE

ZONING DISTRICT: C-M

BUILDING HEIGHT / BULK: 50-X
PROPOSED: 50'-0"

SETBACKS: FRONT: NONE
REAR: 25% LOT DEPTH AT RESIDENTIAL LEVELS

USABLE OPEN SPACE: REQUIRED: PRIVATE: 36 S.F. / DWELLING UNIT
COMMON: 1.33 X 36 S.F. / DWELLING UNIT

PROVIDED: PRIVATE: 525 S.F. FOR 1 UNIT AT SECOND LEVEL REAR YARD
COMMON: 470 S.F. FOR 7 UNITS AT ROOF LEVEL

PARKING: REQUIRED: 1 PER DWELLING UNIT

PROVIDED: 8 SPACES (7 STANDARD BY MECHANICAL LIFT SYSTEM,
1 ACCESSIBLE)

AREA CALCULATIONS: 8 RESIDENTIAL CONDOMINIUMS: 5,893 S.F.
PARKING: 2,102 S.F.
COMMON LOBBY, STAIRS, HALLS, TRASH, WALLS, ETC.: 2,138 S.F.

BUILDING AREA TOTAL: 10,133 S.F.

FLOOR AREA RATIO: ALLOWABLE F.A.R.: 9:1
SITE AREA: 2,914 S.F.
ALLOWABLE BUILDING AREA AT F.A.R. 9:1: 26,226 S.F.
PROPOSED BUILDING AREA: 10,133 S.F.

DWELLING UNIT DENSITY: ALLOWABLE DENSITY: 1 UNIT / 200 S.F. LOT AREA
SITE AREA: 2,914 S.F.
ALLOWABLE NUMBER OF UNITS: 2,914 S.F. / 200 = 15 UNITS
PROPOSED NUMBER OF UNITS: 8 UNITS

DRAWING INDEX

- A1.1 SITE PLAN, DRAWING INDEX, PROJECT DESCRIPTION
- A2.1 GROUND LEVEL FLOOR PLAN
SECOND LEVEL FLOOR PLAN
- A2.2 THIRD LEVEL FLOOR PLAN
FOURTH LEVEL FLOOR PLAN
- A2.3 FIFTH LEVEL FLOOR PLAN
ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 BUILDING SECTION

Site Plan

Scale: As Noted

A1.1

49 Julian Avenue

A Condominium Project
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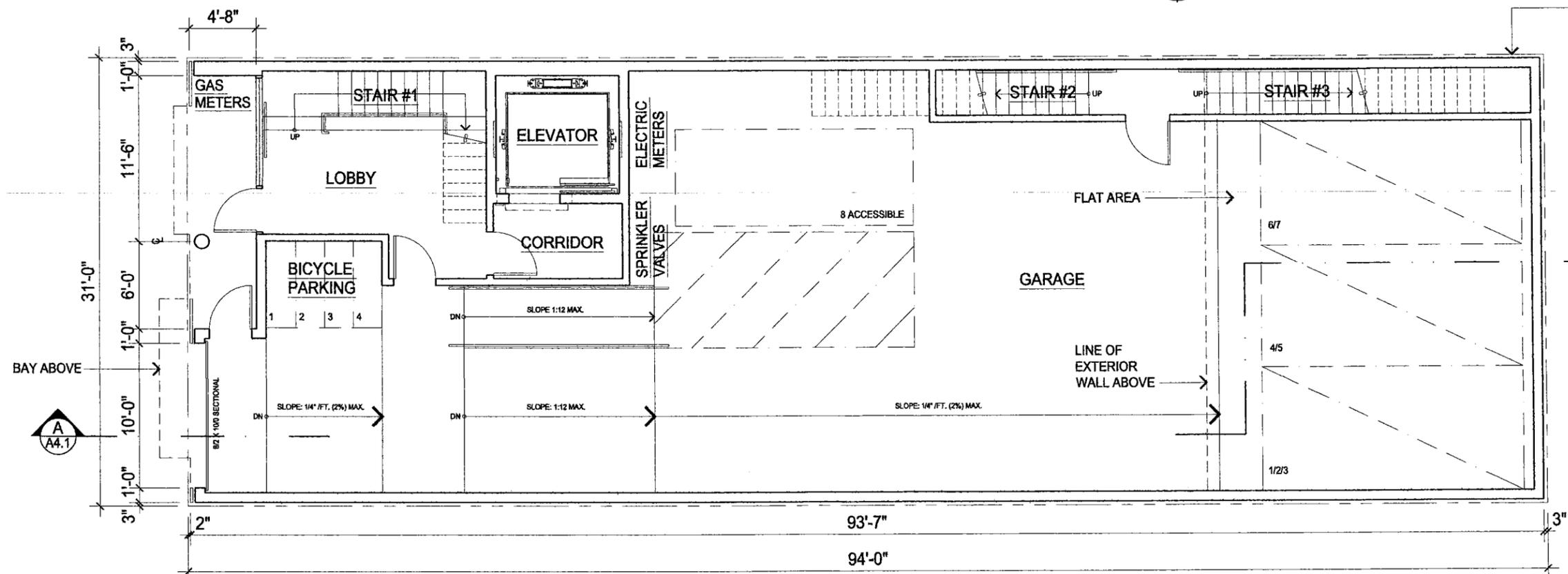
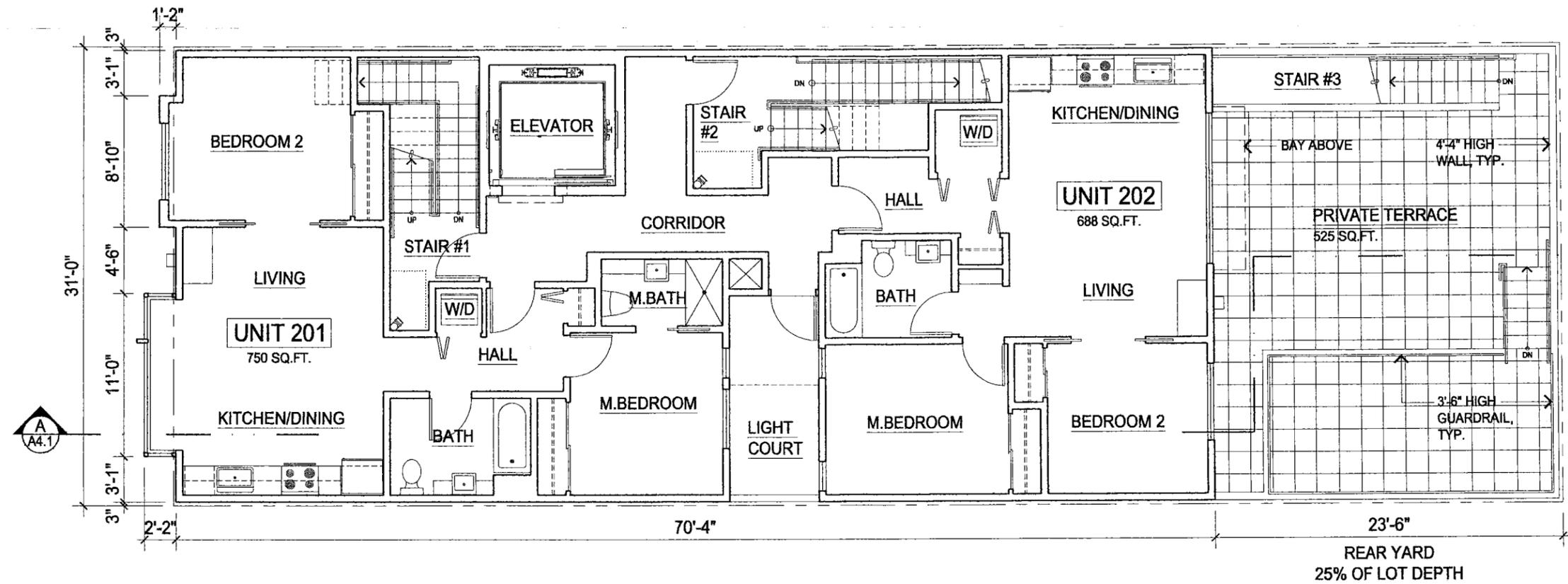
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| | ISSUED FOR REVIEW 11.22.04 |
| | EE/PLANNING 03.04.05 |
| | PLANNING 11.23.05 |
| | ISSUED FOR REVIEW 10.30.06 |
| | CU/PLANNING 08.06.10 |



Floor Plans

Scale: As Noted

A2.1

49 Julian Avenue

A Condominium Project
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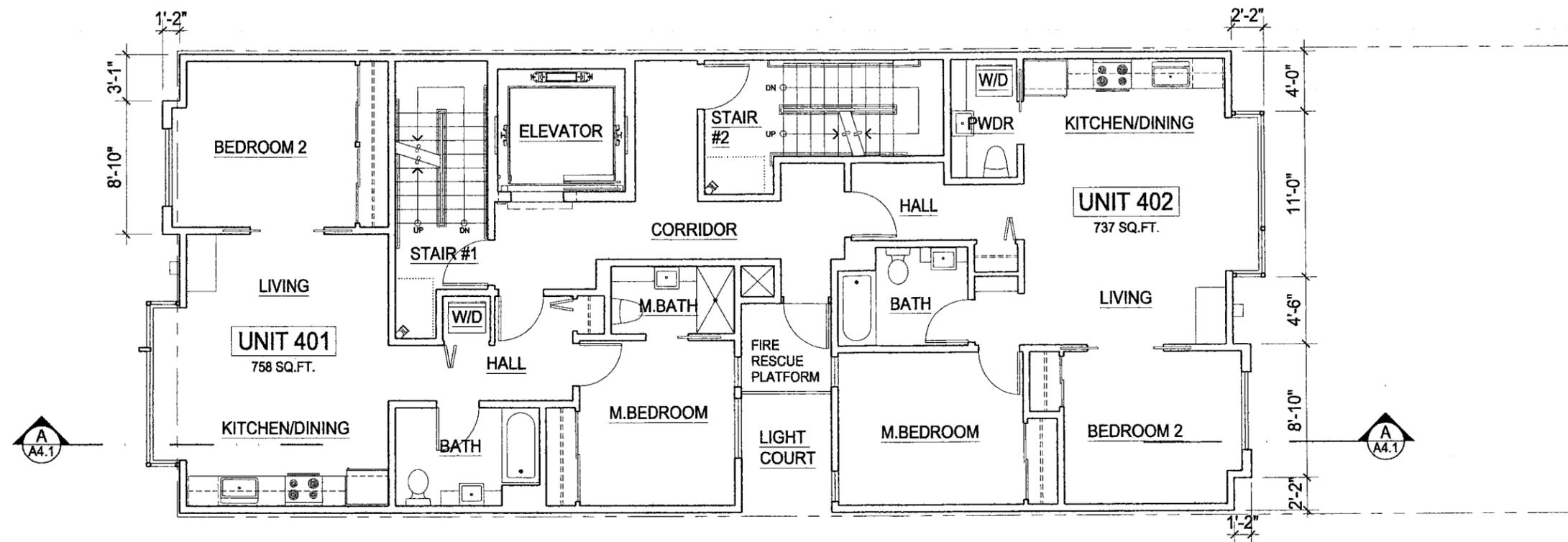
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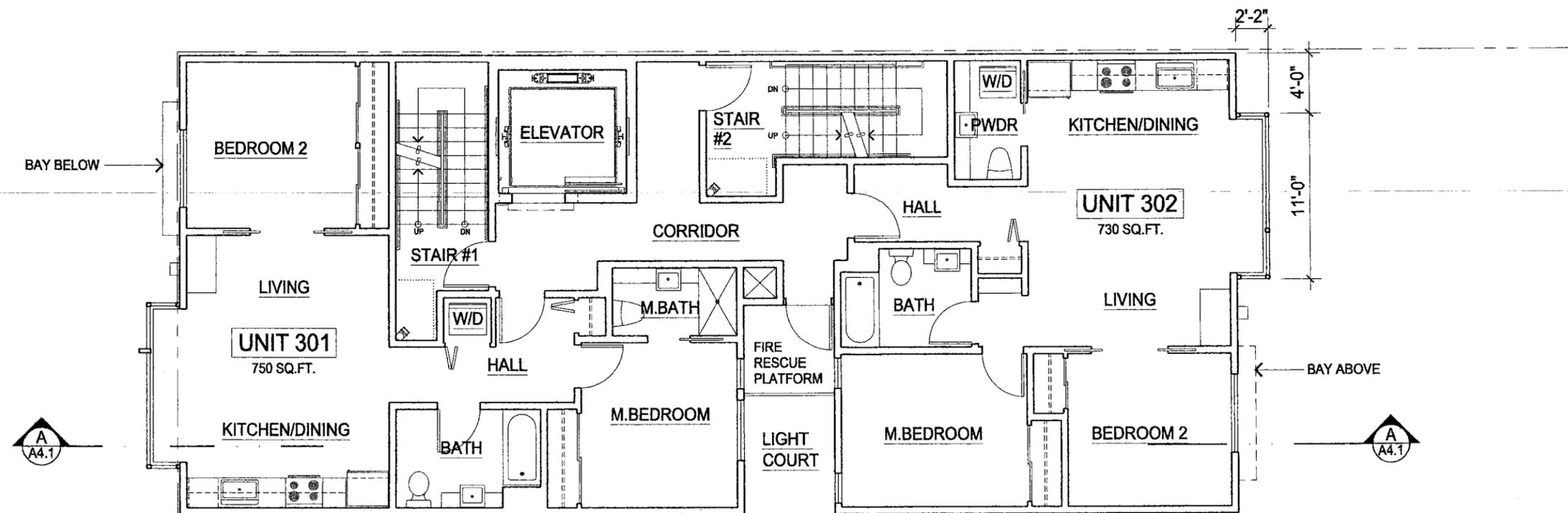
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| | PLANNING 11.23.05 |
| | ISSUED FOR REVIEW 10.30.08 |
| | CM/PLANNING 08.05.10 |



FOURTH LEVEL PLAN



THIRD LEVEL PLAN

Floor Plans

Scale: As Noted

A2.2

49 Julian Avenue

A Condominium Project
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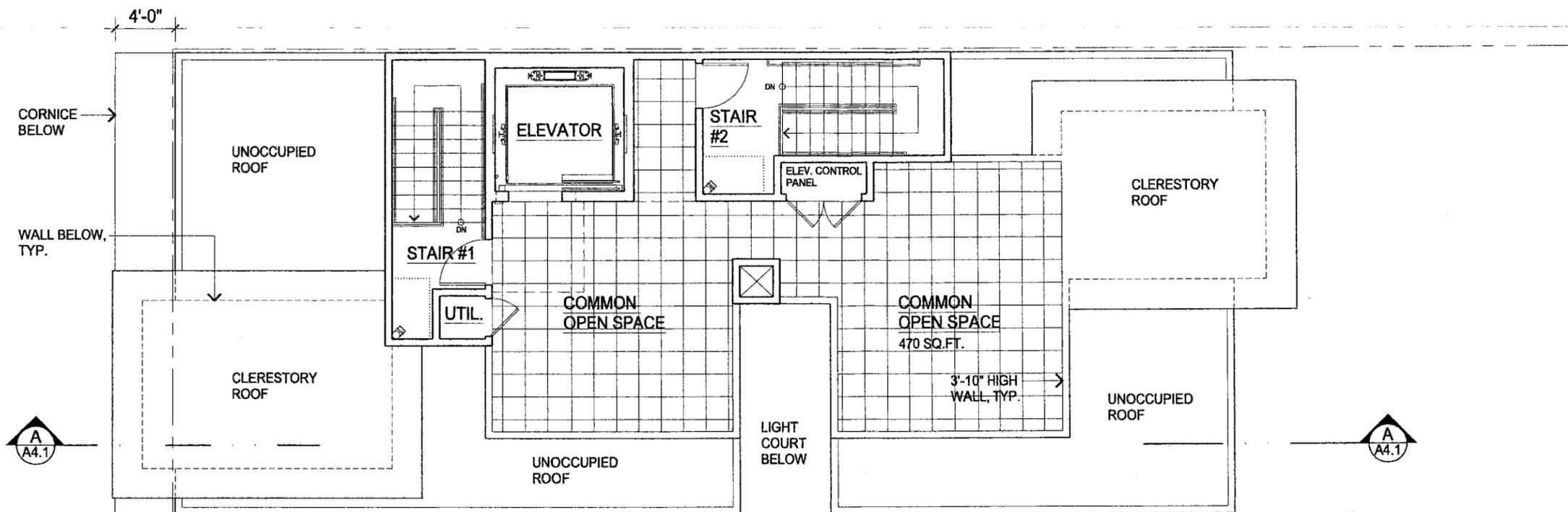
**GARY
GEE
AIA**

GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

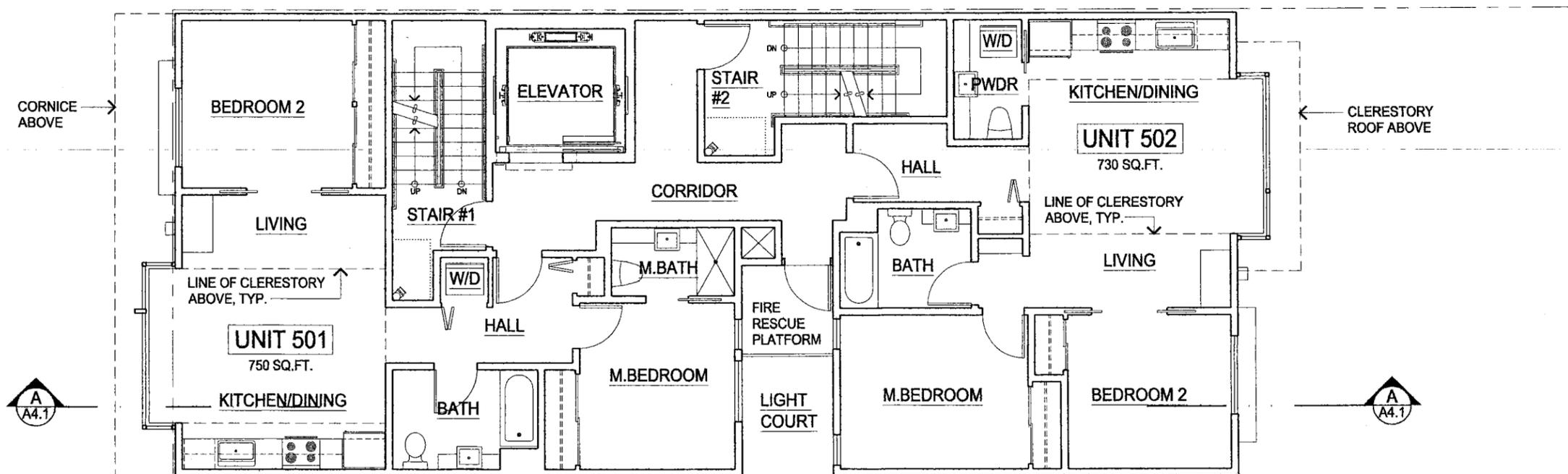
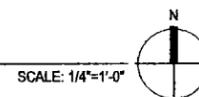
Project No. 04-033 Date 06.25.04

Revisions

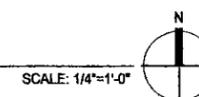
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| | EE/PLANNING 03.04.05 |
| | PLANNING 11.23.05 |
| | ISSUED FOR REVIEW 10.30.06 |
| | CU/PLANNING 08.05.10 |



ROOF PLAN



FIFTH LEVEL PLAN



Floor Plans

Scale: As Noted

A2.3

49 Julian Avenue

A Condominium Project
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Project No. 04-033 Date 06.25.04

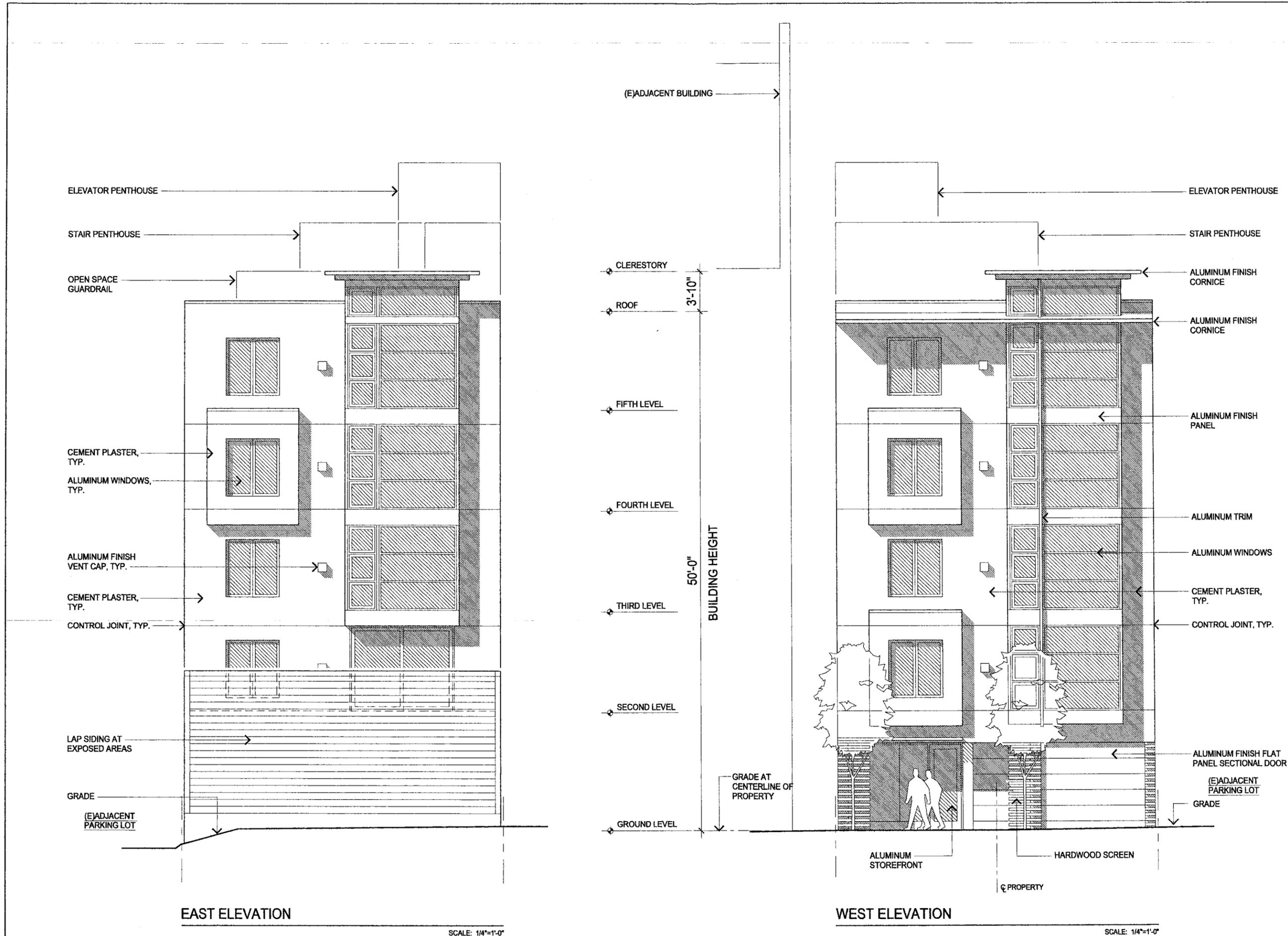
Revisions

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| | EE/PLANNING 03.04.05 |
| | PLANNING 11.23.05 |
| | ISSUED FOR REVIEW 10.30.08 |
| | CU/PLANNING 08.05.10 |

Elevations

Scale: As Noted

A3.1



EAST ELEVATION

SCALE: 1/4"=1'-0"

WEST ELEVATION

SCALE: 1/4"=1'-0"

49 Julian Avenue

A Condominium Project

San Francisco • California

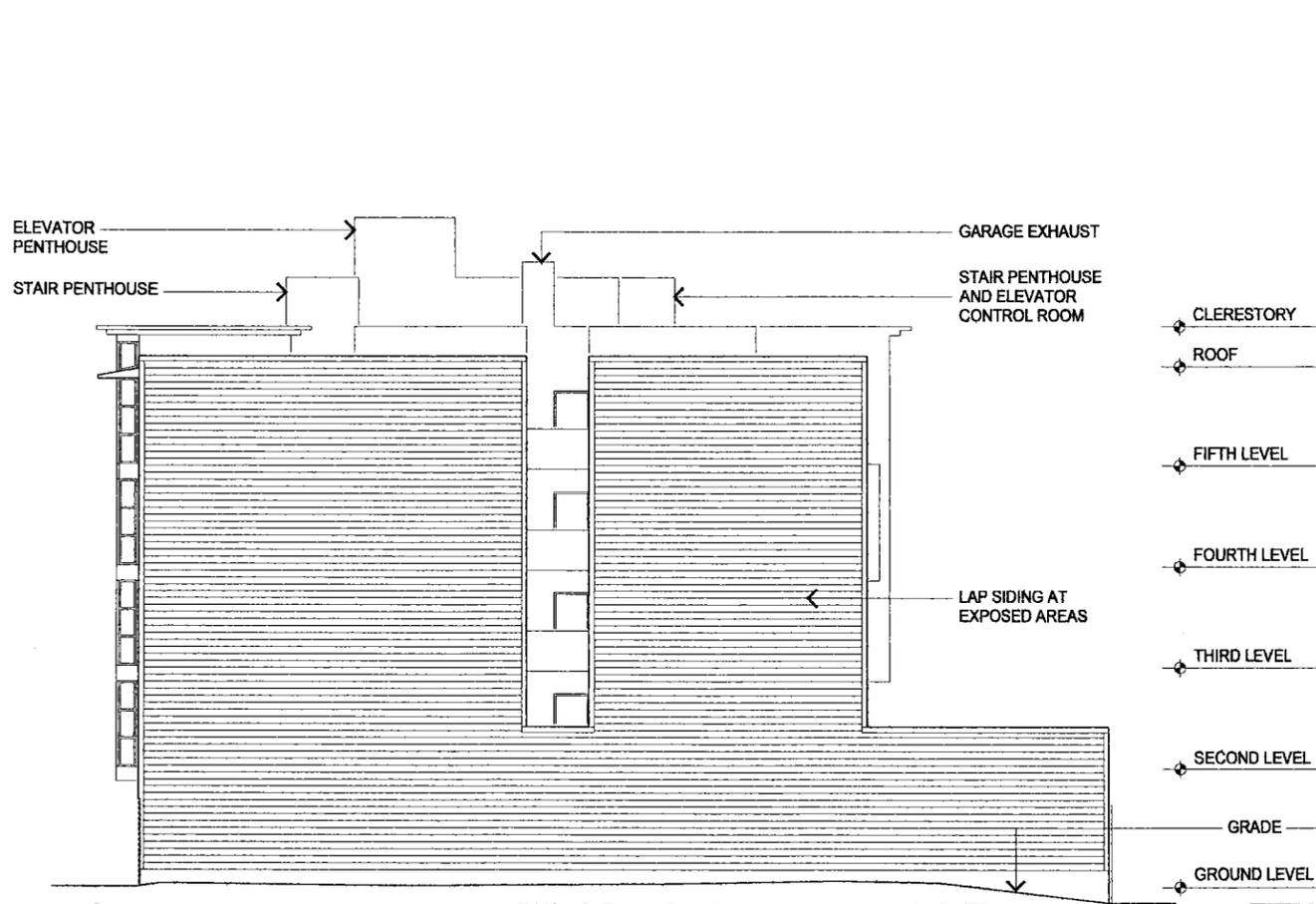
**GARY
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Project No. 04-033 Date 06.25.04

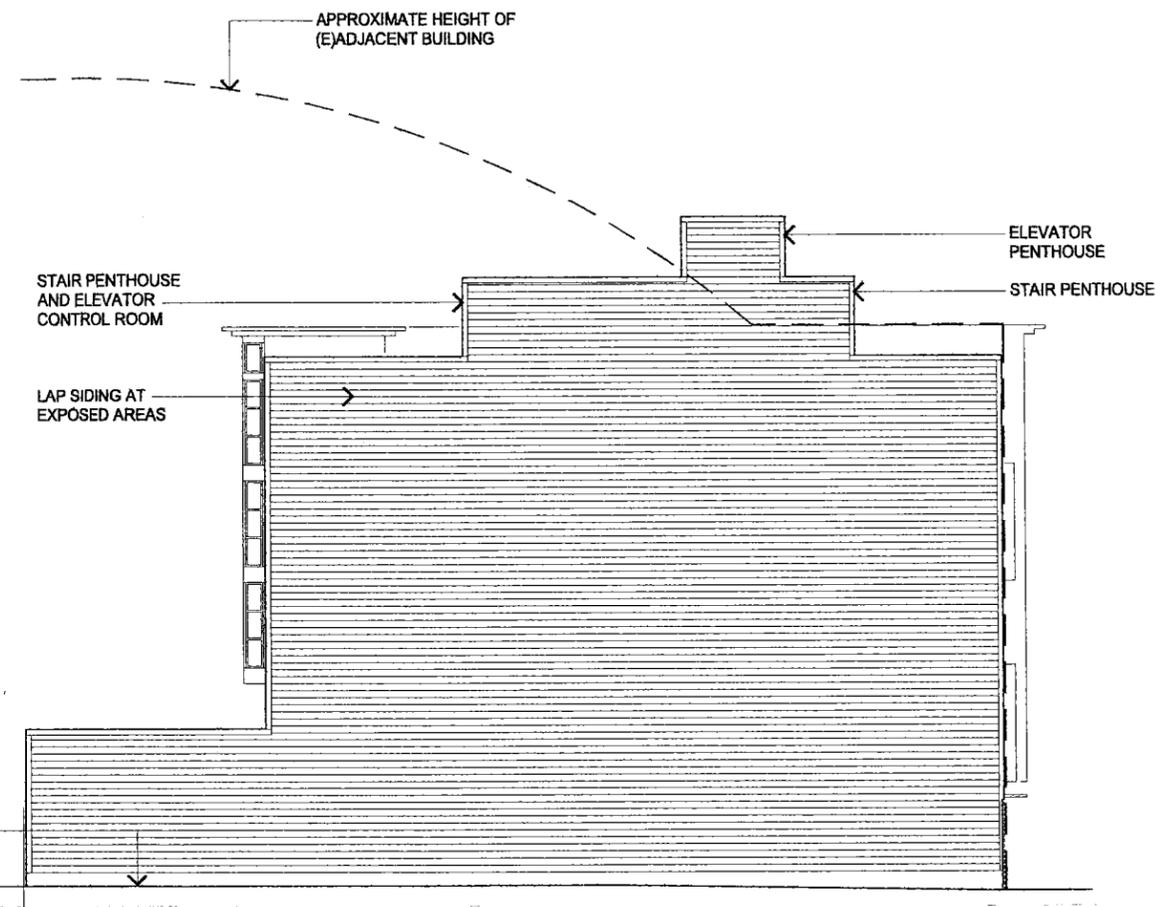
Revisions

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| | EE/PLANNING 03.04.05 |
| | PLANNING 11.23.05 |
| | ISSUED FOR REVIEW 10.30.06 |
| | CUMPLANNING 08.05.10 |



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

Elevations

Scale: As Noted

A3.2

49 Julian Avenue

A Condominium Project
San Francisco • California

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AIA

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98 Brady Street, #8
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Fax 415/863-8879

Project No. 04-033 Date 06.25.04

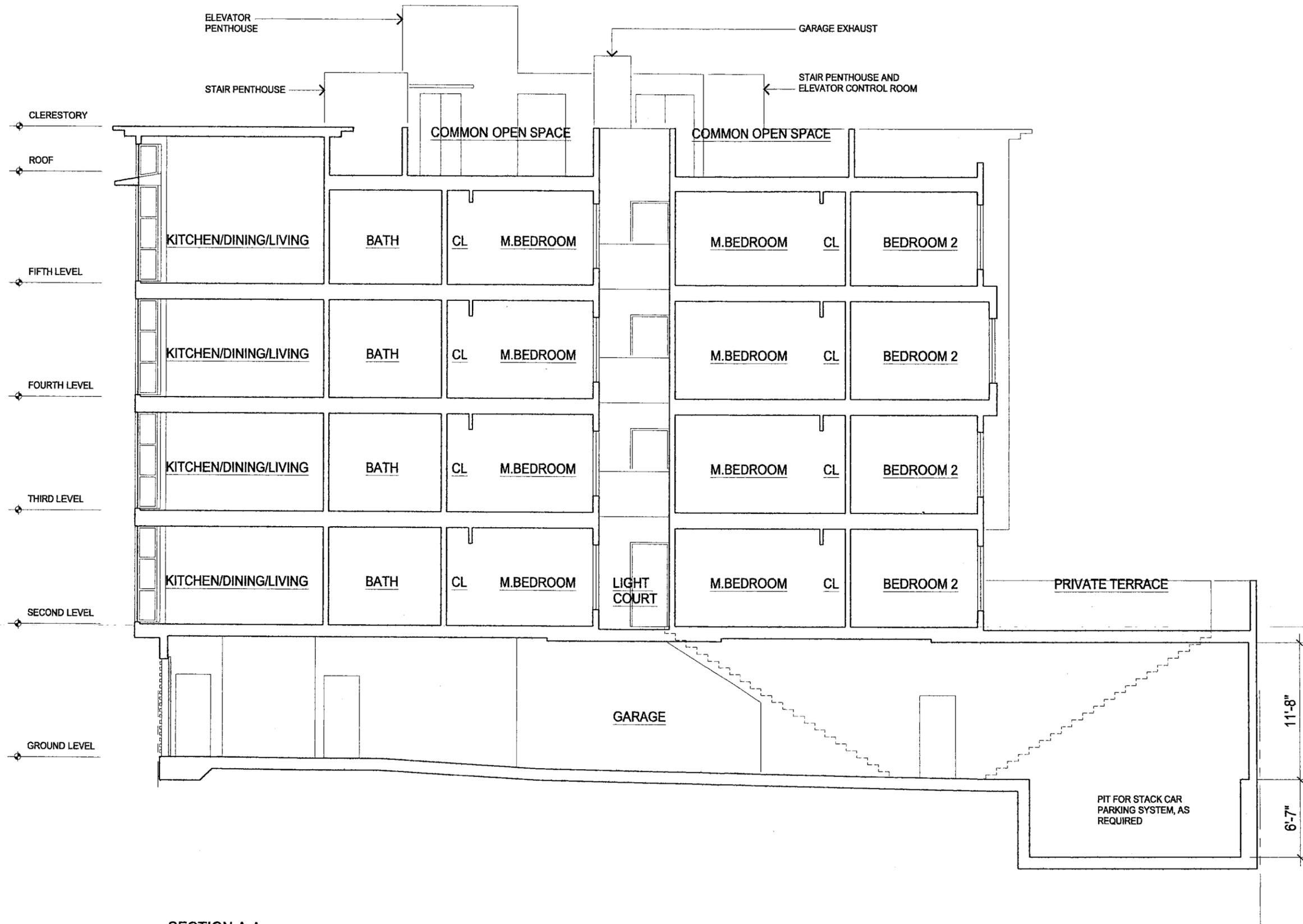
Revisions

| No. | Issue / Date |
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| | ISSUED FOR REVIEW 11.22.04 |
| | EE/PLANNING 03.04.05 |
| | PLANNING 11.23.05 |
| | ISSUED FOR REVIEW 10.30.08 |
| | CU/PLANNING 08.05.10 |

Building
Section

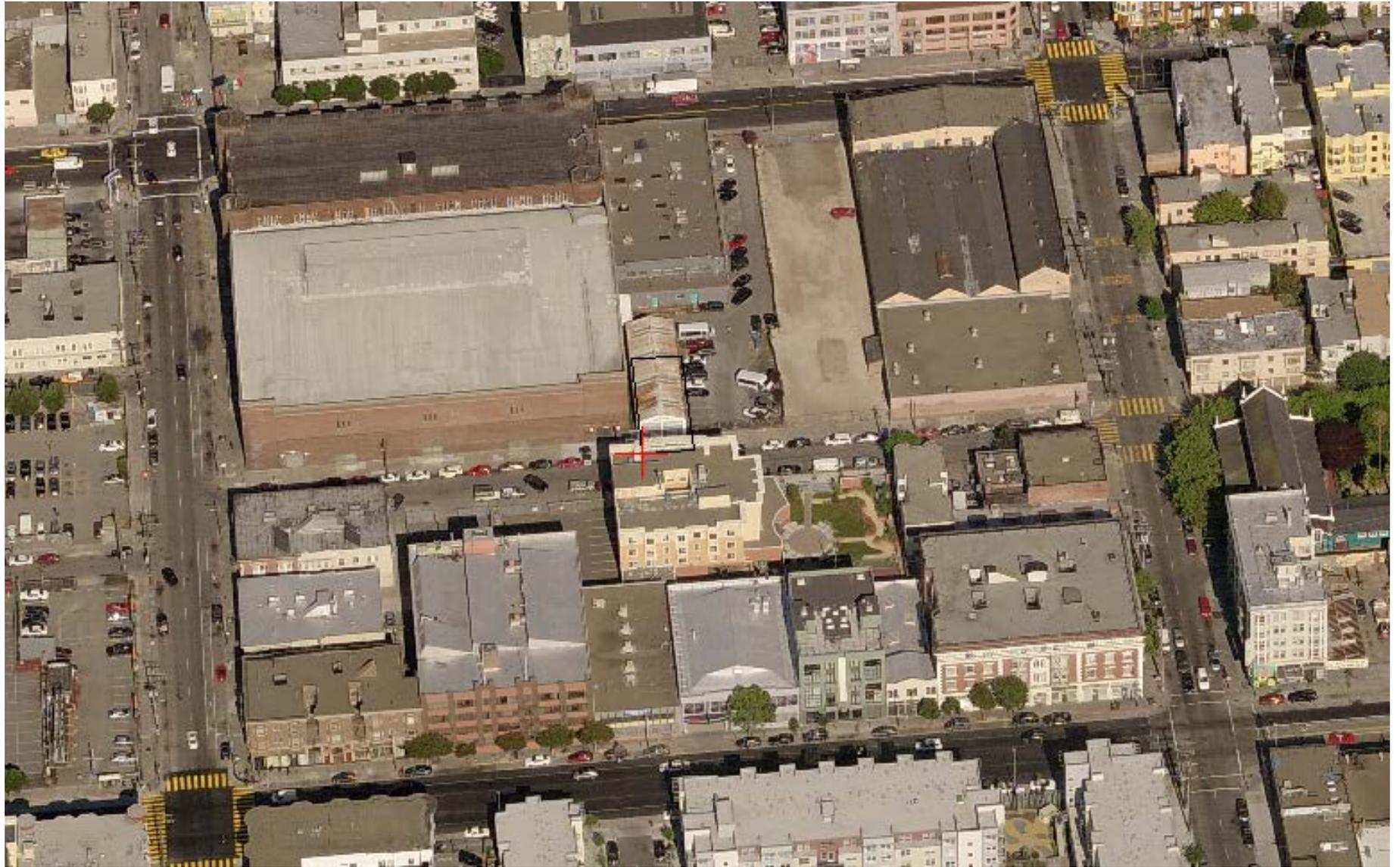
Scale: As Noted

A4.1



SECTION A-A

SCALE: 1/4"=1'-0"





San Francisco Armory Restoration
and
49 Julian proposed development

Armory Studios LLC, 27th October 11th 2011

Contents

1. Introduction
2. Significance of the Armory Drill Court
3. Future plans for the Drill Court - “The Armory Community Center”
4. The proposed adjacent residential development at 49 Julian.
5. Issue #1 - Loss of light
6. Issue #2 - Obfuscation of Curved roof
7. Issue #3 - Incompatible adjacent use Community Center
8. Summary
9. Further Reading.

Appendix

A Programming at Comparable Armories.

B) National Register Nomination.

Introduction

Armory Studios LLC acquired the Armory in 2006 for the primary purpose of film production and has been restoring the building ever since.

On July 27th 2011, Armory Studios was notified of a proposed residential development at 49 Julian Avenue, which shares a property line with the Armory.

This is a “pipeline” project which takes advantage of grandfathered C-M zoning, in which Residential is a Conditional Use. This development raises 3 issues which are of concern to the preservation of the Armory, and to the ongoing restoration efforts. Each of these issues would be partially mitigated by requiring the developers to adhere to the new UMU zoning.

1 - Loss of light

Light will be lost to south facing, historically and architecturally significant Drill Court windows

2- Obfuscation of Curved roof

The signature curved roof will no longer be continuously visible from the exterior.

3- Incompatible adjacent Use

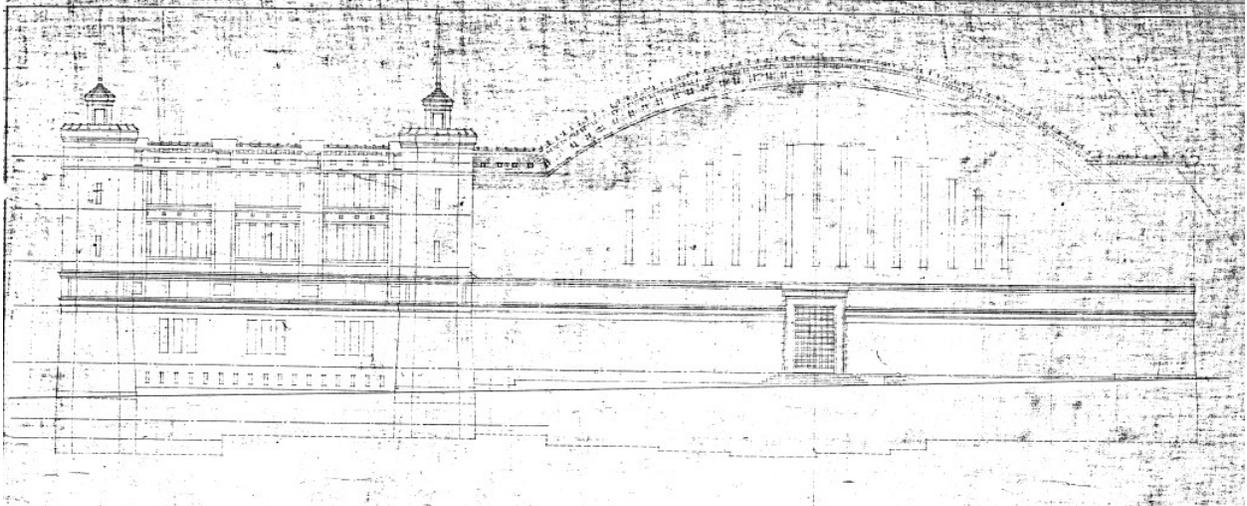
The proposed development places housing 4 feet from the Drill Court, where Armory Studios has permitted work in progress to restore a place of legal assembly, with maximum occupancy 4080 persons.

All three issues would be partially mitigated if the development were required to adhere to the new UMU zoning, since the resulting construction would have a height limit of 45’ (down from 50’)

This document seeks to make the case that the Historic Preservation Committee should consider advising the Planning Commission to vote against the Conditional Use of Residential at 49 Julian, and thus any development at 49 Julian must adhere to the UMU requirements.

Significance of the Armory Drill Court

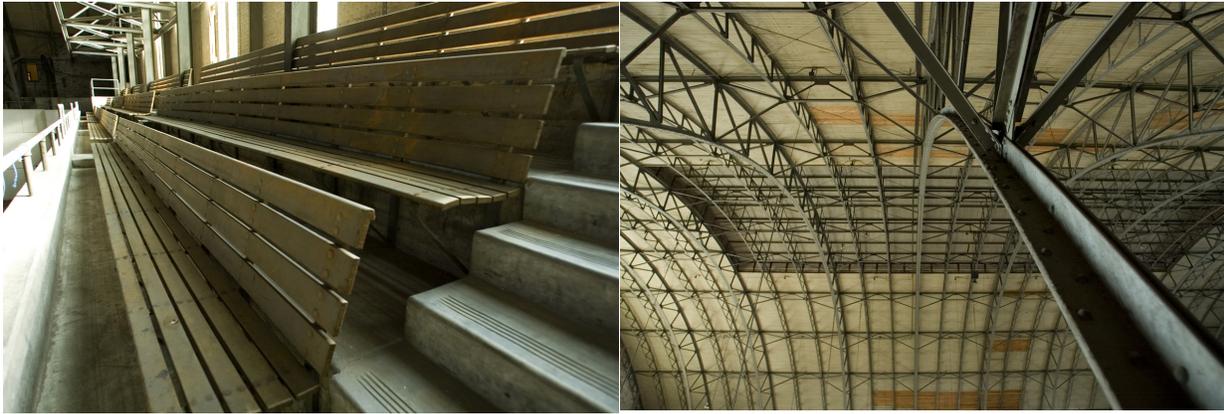
The Armory is major San Francisco landmark on both San Francisco and Federal registers (National Register of Historic Places # 78000758).



(Original construction blueprint dating from 1912).

By far the most striking feature of the Armory is its huge Drill Court, a 40,000 square foot room with single span room with an 80' ceiling and almost 40,000 square feet.

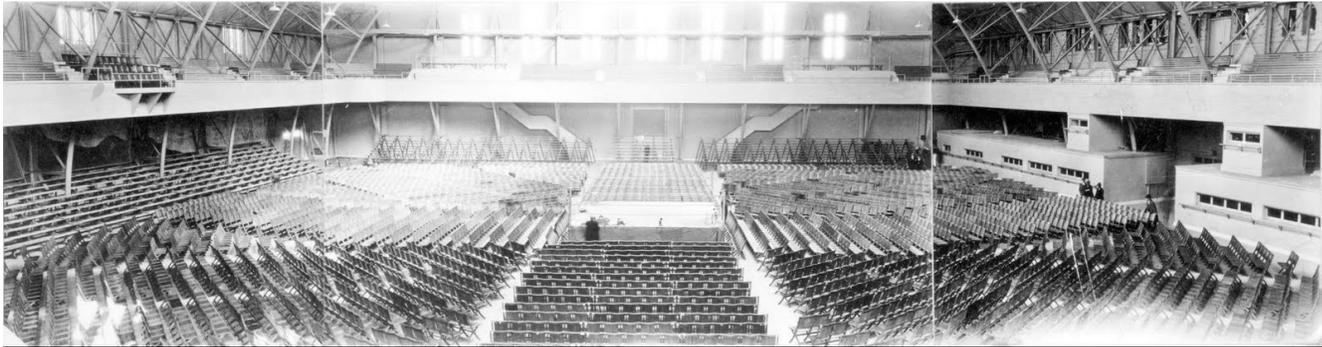




1920's to 1940's - Sports Venue

From the 1920's through the 1940's, the Mission Armory served as San Francisco's primary sports venue, eventually earning the nickname "*the Madison Square Garden of the West.*"¹ For almost three decades, at least two prizefights were held in the Drill Court each week.

One very notable fight included a light heavyweight title fight between Young Jim Corbett III and Jackie Fields. Other notable fights that took place in the Armory included matches between Mike Teague and Jack Thompson (both were welterweight champions); and Young Jim Corbett (the son of "Gentleman Jim" Corbett) and Pete Myers in 1929²



(Drill Court as sports venue, 1920's through 1940's)

¹Mission Street Armory, Historic Resource Evaluation, Richard Sucre, Page and Turnbull, Jan 24, 2006
²“Fresno Boxer too Much for Potrero Pete,” and “Corbett Battles Myers at Armory,” San Francisco Chronicle (April 29, 1929)

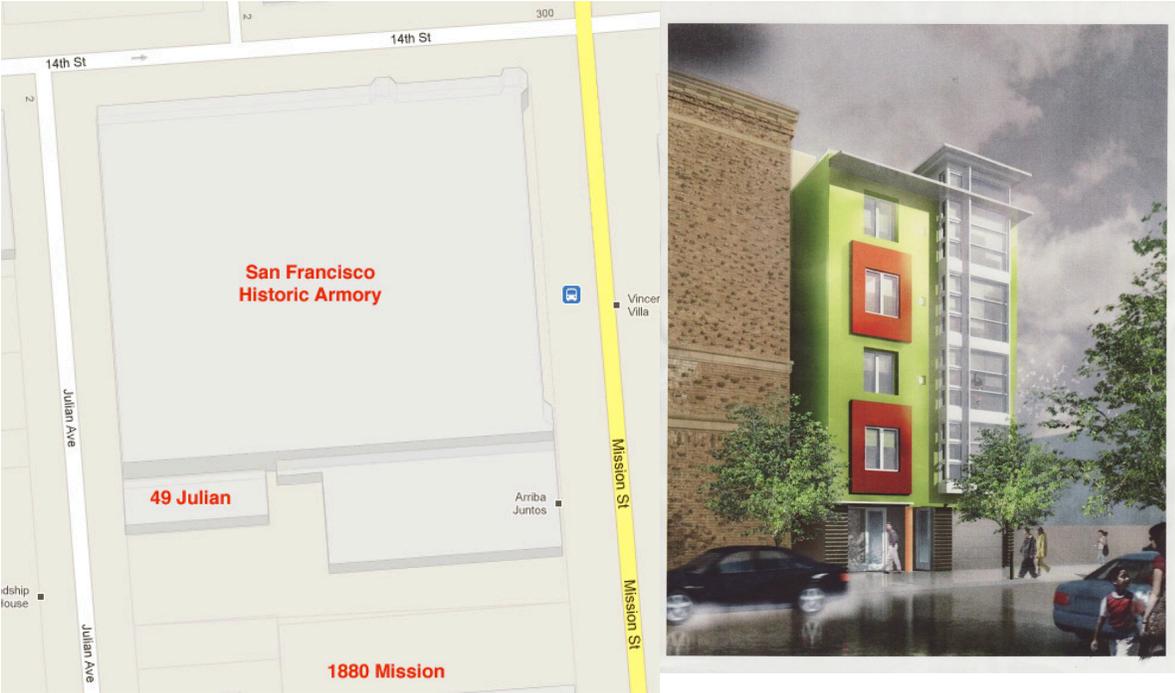
Historical Significance

According to research done by Page and Turbull in 2006, the Drill Court is among the most historically significant spaces in the building, owing to its high level of finish and integrity.



Proposed 49 Julian Residential Development

Developers propose an 8 unit market rate residential development which shares a property line with Armory. This is a “pipeline” project which seeks approval via grandfathered C-M zoning in which Residential is a Conditional Use.



If zoned in the UMU, the development could be a maximum of 45 feet (rather than 50’).

Issue #1 Loss of Light

This section aims to demonstrate the impact to light to the historically and architecturally significant south facing curved windows in the Drill Court.

This issue would be partially mitigated if 49 Julian were to adhere to the current UMU zoning, which would require the structure to be 45 feet tall, as opposed to the currently planned, 50' development.

Time Lapse images, taken from the Drill Court Mezzanine level on the Equinox, September 23, 2011



7am Equinox, September 23, 2011



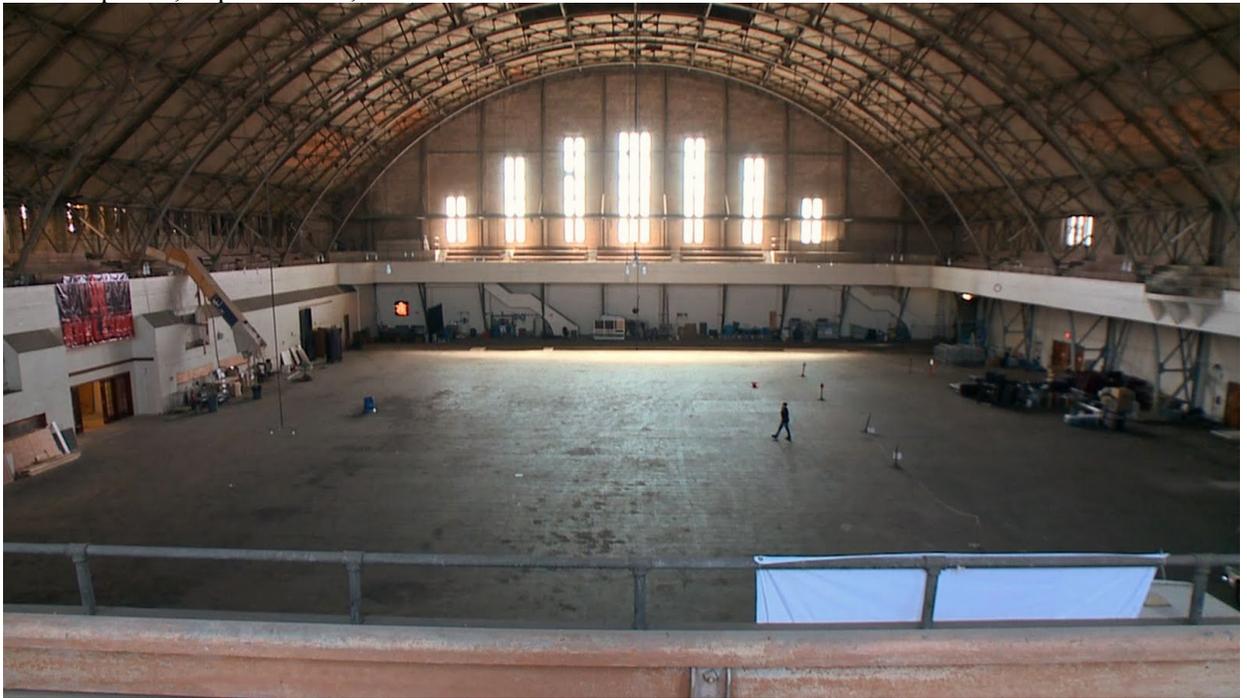
8am Equinox, September 23, 2011



9am Equinox, September 23, 2011



10am Equinox, September 23, 2011



11am Equinox, September 23, 2011



noon Equinox, September 23, 2011



1pm Equinox, September 23, 2011



2pm Equinox, September 23, 2011



3pm Equinox, September 23, 2011



4pm Equinox, September 23, 2011



5pm Equinox, September 23, 2011

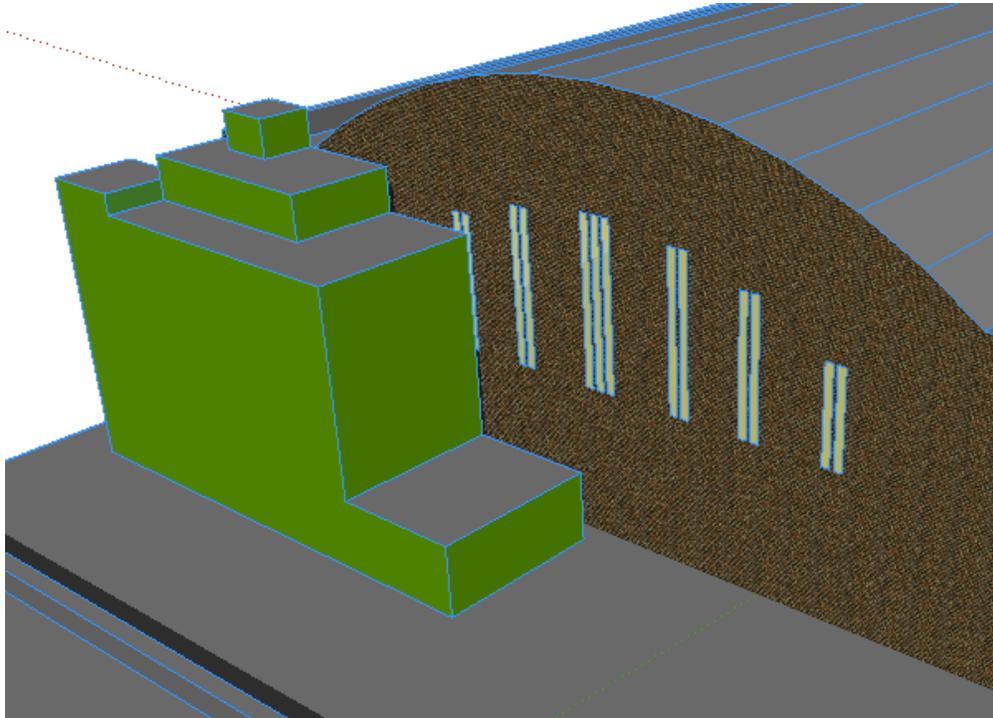


6pm Equinox, September 23, 2011

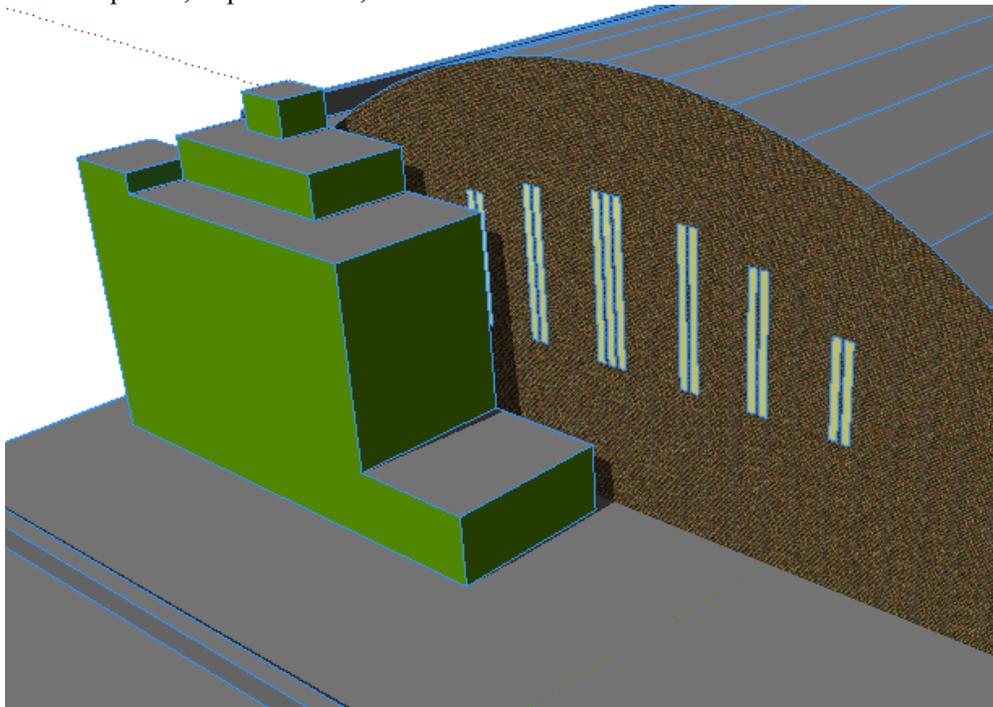


7pm Equinox, September 23, 2011

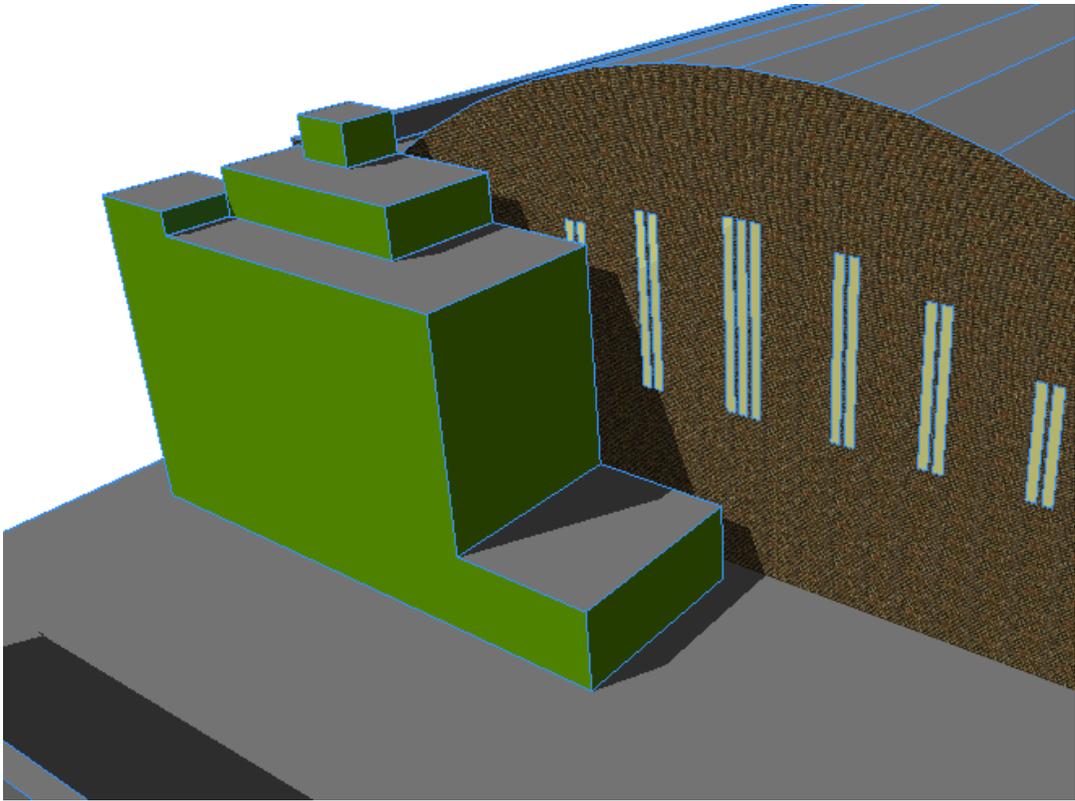
Shadow Model, shows 49 Julian as planned, The Armory, and the 1880 Mission St project (currently being built)



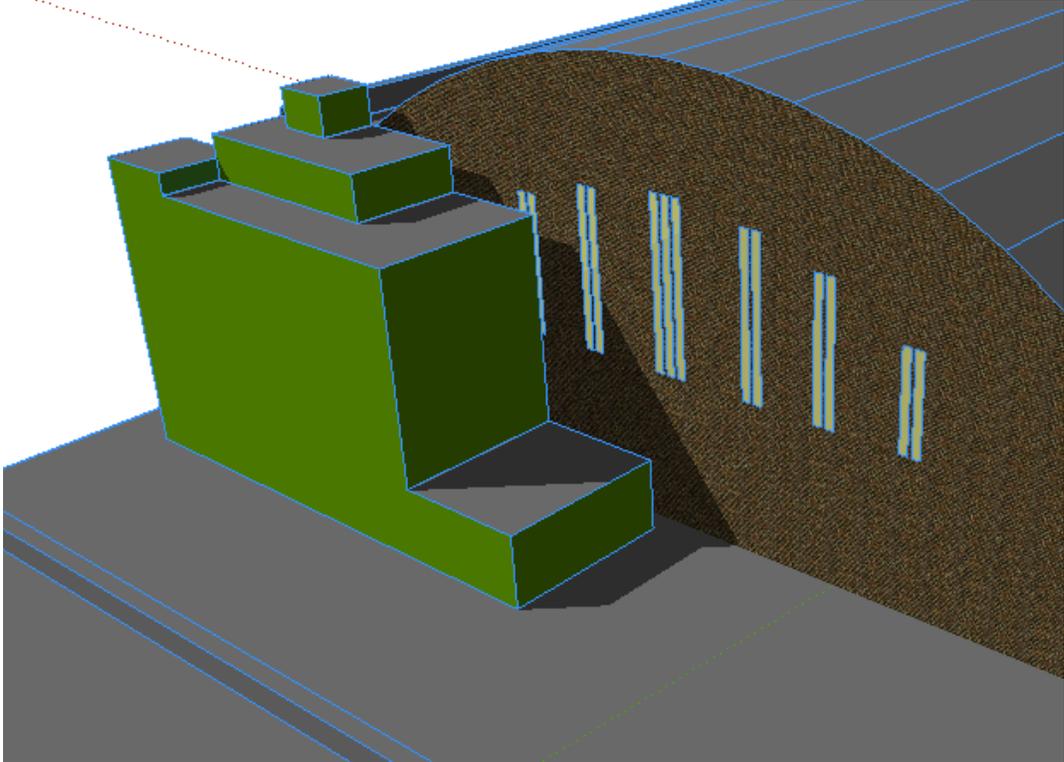
10 am Equinox, September 23, 2011



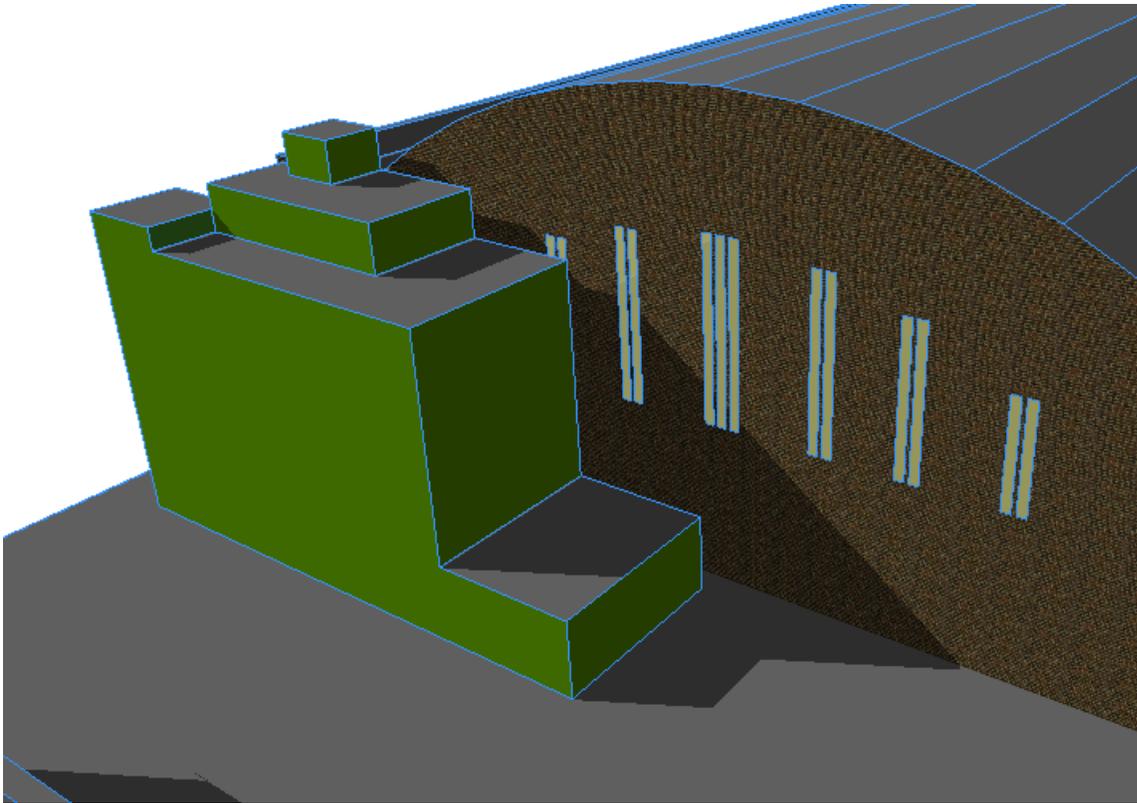
Noon, Equinox, September 23, 2011



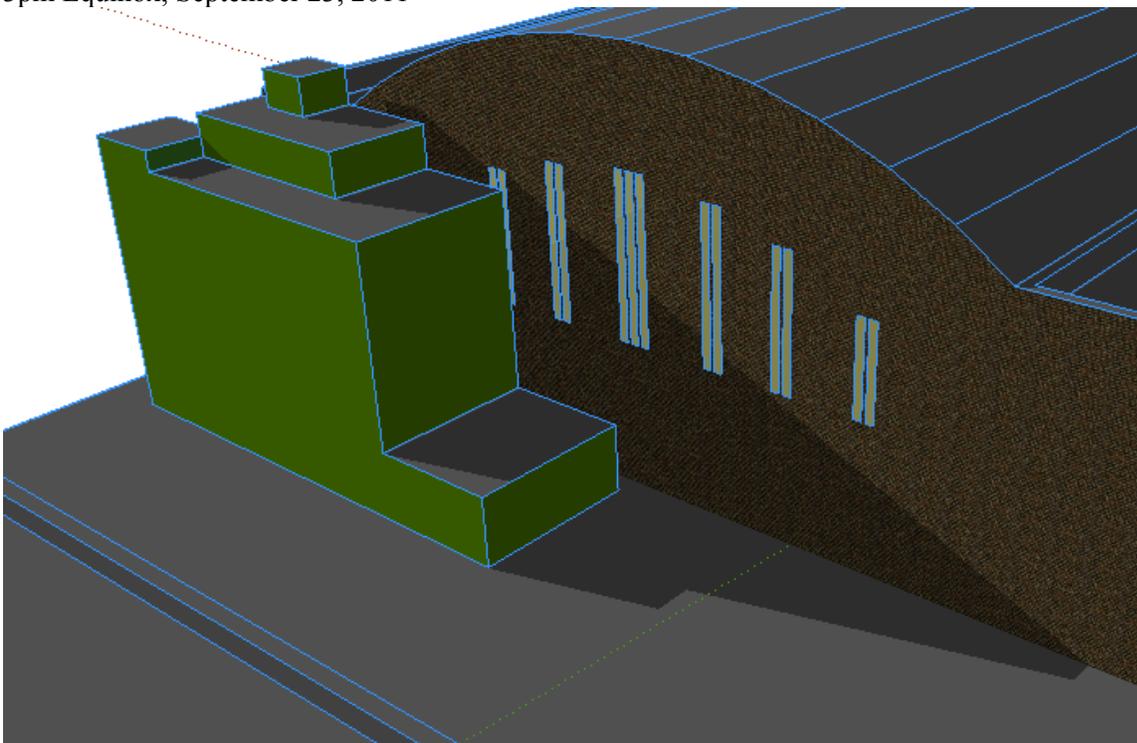
1pm Equinox, September 23, 2011



2pm Equinox, September 23, 2011



3pm Equinox, September 23, 2011



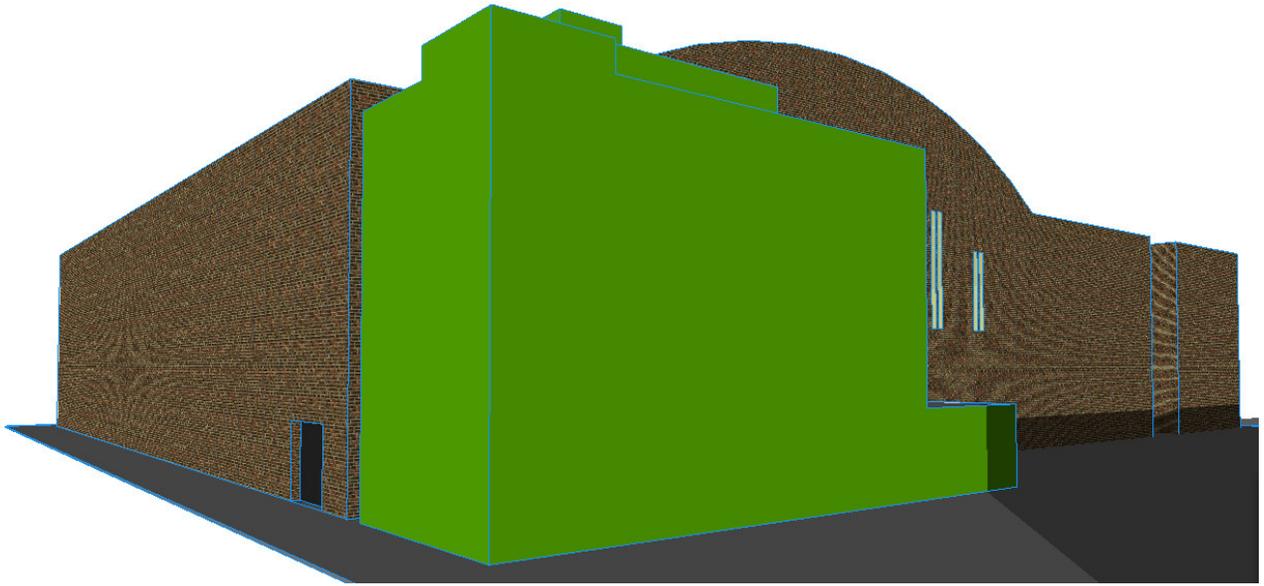
4pm Equinox, September 23, 2011

Issue #2 Obfuscation of signature curved roof of the Armory from the exterior

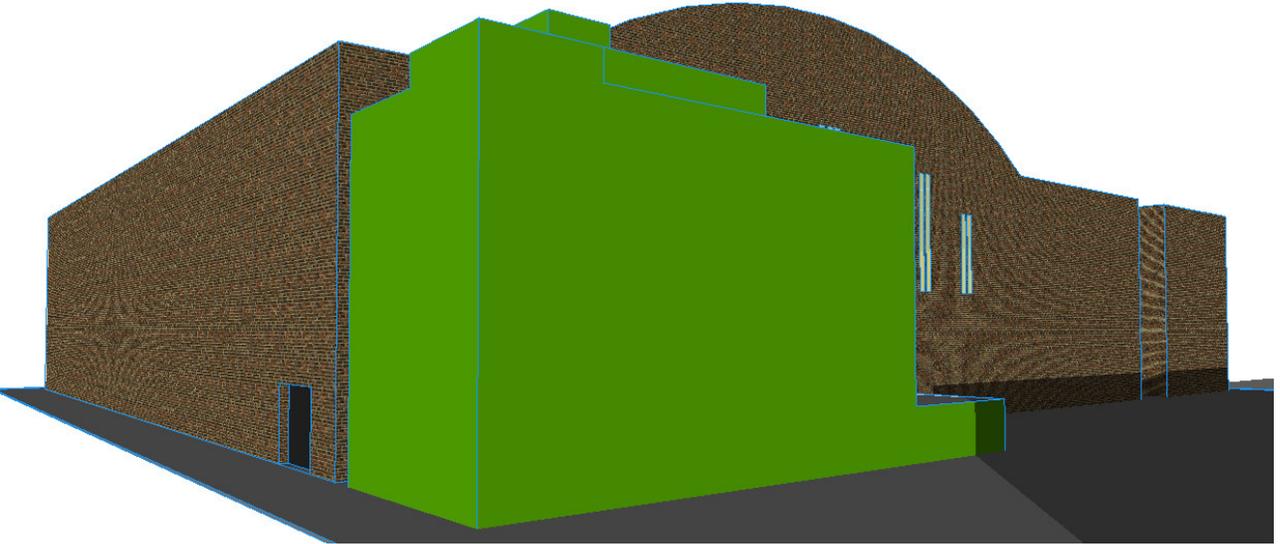
The Signature curved roof of the Armory is impaired by the development of 49 Julian, as proposed. *This issue would be partially mitigated if the development adhered to the UMU, as the height limit would be reduced from 50' to 45'.*



Current View of the Armory from Julian Avenue.



View from Julian Avenue as designed under grandfathered C-M zoning (building height 50').



View from Julian Avenue as designed under UMU zoning (building height 45').

Issue #3. Incompatible Adjacent Use.

As described below, Armory Studios currently has permitted restoration work in progress to restore a legal place of assembly in the drill court, with the ultimate goal of restoring the Armory Drill Court to community use. In the opinion of Armory Studios, this is the only possible future use of the Drill Court, which fully respects its history and integrity.

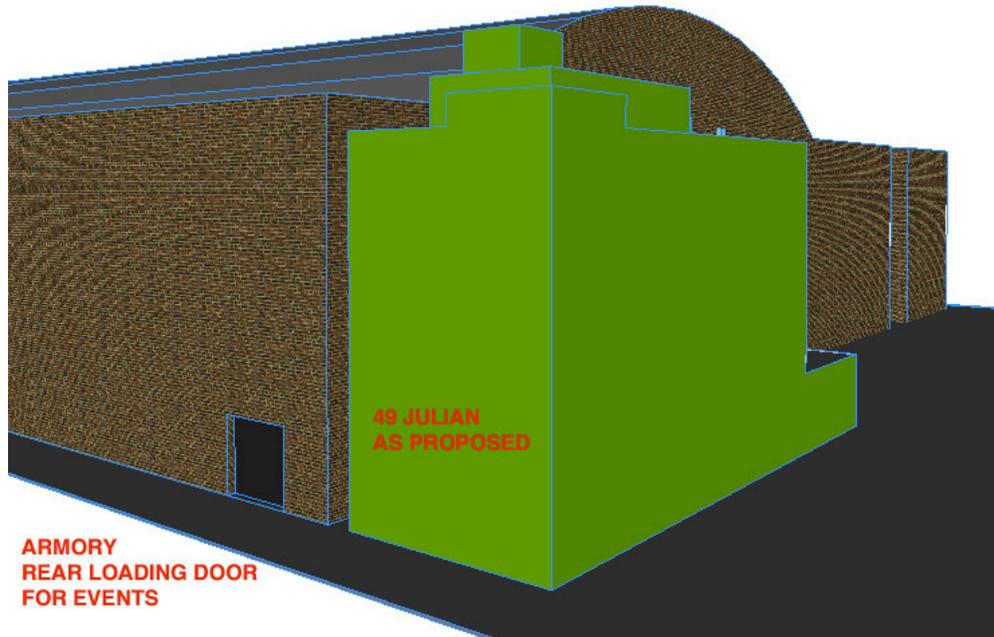
Our research has shown that comparable Armories around the country have successfully been restored to event and community centric uses. Please see Appendix A for a copy of this research.



(An event at a comparable facility: Park Avenue Armory, NY, NY)

Armory Studios feels that the proposed 100% residential development at 49 Julian represents an incompatible adjacent use, and that there will be no way to insulate future residents from inevitable noise associated community style events. Since 49 Julian is direct adjacent to the service entrance to the drill court, load-in/load-out noise will also be an issue, for which there is no remedy.

This issue would be partially mitigated if 49 Julian were to adhere to the UMU zoning, as the developers would be required to adhere to a lower height limit, resulting in fewer square feet of residential development.



No insulation will address noise complaints caused by the Armory load-in door.

Current Work to restore a legal place of assembly

After over 3 years of work with the Building, Fire and Planning Departments, Armory Studios LLC received a permit to restore a legal place of assembly in the Drill Court. This work is currently in construction and entails installation of a fire detection system, ADA and emergency exiting, among other upgrades. *The maximum occupancy based on these upgrades will depend on use and be around 4080 people.*

Even with this phase of work complete, the approved use of the Drill Court will remain “Arts”. The Armory Community Center will thus initially host events on a *temporary use basis*, once per month, and aim to apply for permanent changes of use starting in 2012.

Summary

The development of 49 Julian, as proposed, represents three issues: Loss of light, obfuscation of the signature curved roof, an incompatible adjacent use.

All three of these issues would be partially mitigated if the developers were asked to adhere to the UMU zoning requirements, which requires a height limit of 45' vs 50'.

We therefore ask that you consider advising the Planning Commission to vote against the Residential Conditional Use permit for 49 Julian at the November 10th hearing.

Further Reading.

The following documents are available on request from Peter Acworth (p_acworth@kink.com; 415 856 0771 x101)

- 1914 original plans for the Armory
- Mission St. Armory Historic Resource Evaluation, Page and Turnbull, 2006
- The Armory Community Center Needs Assessment Study, 2009
- Drill Court Renovations Permit Set.
- 3D Google Sketchup Model of the Armory, 49 Julian as proposed, and 1880 Mission as being built.
- The Armory Master Plan (the basis for a Certificate of Appropriateness application, soon to be presented to the HPC)

APPENDIX A

Programming at comparable Armories.

As part of the Armory Community Center Needs Assessment study, we surveyed similar structures around the country to discover what has worked most successfully and to learn how those models could guide future development of the Drill Court.

Our research identified twelve successful operations in re-purposed armories with physical characteristics similar to that of the Mission Armory.

Park Avenue Armory – NY, NY



- Non-profit organization, Conservancy for the Park Avenue Armory, rents under 99 year lease from State of New York
- 55,000 sq. ft. drill court
- Has hosted music festivals, concerts, benefit dinners, balls, exhibitions and trade shows, theatrical events, fashion shows, and the laying in state of notables
- Undergoing renovation as center for arts and education
- Future programming will include visual and performing arts; exhibitions; educational and social programs; art and antique shows

Main Street Armory – Rochester, NY



- Privately owned, renovated and operated
- 35,000 sq. ft.
- 5,000 seat, multi-purpose facility; includes 700 seat balcony
- Intends to increase capacity to 6,500 by reducing seating to 3,500 and expanding standing room
- Hosts concerts, professional tennis, wrestling and boxing matches, circuses, trade shows, banquets, business meetings, exhibitions, dances and auto shows
- Serves as home to many recreational sport leagues
- Rents facility for community events and functions
- Self-promotes concerts
- Has 60" x 40" stage on casters
- Has 60" x 60" motorized "Mother Grid" for sound, lights, projections
- Furnished with 400" of bars and concessions with 1200 feet additional under construction, and full banquet kitchen facilities
- Does banquets for up to 2,000
- Facility has hardwood floor
- Covers floor with "snap-together" courts for volleyball and has "rollout" surfaces for tennis.
- Used for other events as required
- "4-walls" facility to outside presenters and promoters
- Provides space for non-profits at cost

Washington Avenue Armory Sports and Convention Arena - Albany, NY



- Privately owned, renovated and operated
- 24,300 sq. ft.
- Hosts concerts, boxing, high school and college basketball and wrestling, CBA pro basketball, WTA Tennis, Roller Derby, trade shows, festivals, union rallies, political conventions, festivals, commencements, standardized testing, receptions, weddings, and corporate and private meetings and parties
 - 50-60 sport and entertainment events per year
 - 5 large corporate events per year
 - 5-6 trade shows per year
- Seating capacities:
 - Concert - 4,300
 - Basketball - 3,500
 - Boxing/Wrestling - 4,000
 - Circus - 3,500
 - Conventions - 4,000+
 - Graduations - 4,000
 - Banquets – 1,000
- Floor is plywood
 - Uses portable hardwood floor for basketball, and used for other events as required
 - Uses roll-out synthetic surface for tennis, and used for other events as required
- Contains state-of-the-art sound and lighting system, and 40" x 40' permanent stage expandable to 40" x 60'
- Self-promotes and “4-walls” to outside sport and concert promoters
- Offers non-profit rental rates for galas, fundraisers, meetings, etc.
- Divides gym space using pipes and draped curtains for multiple activities
- Earns significant revenue from sponsorship and advertising in the building

168th Street Armory – NYC, NY



- Owned by Armory Foundation-Gift from NYC
- 10 event spaces
- Total Capacity - 60,000
- One of the nation's leading Track & Field venues
- Primary function is to host amateur, high school and college track and field meets; 90-100 times /annually
- Ancillary rental operation leases space for corporate meetings, dinners, receptions dances, festivals, expositions, fairs, standardized exam site, school commencements, film & video shoots

Gerding Theater at the Portland Armory - Portland, OR



- Owned by not-for profit - Portland Center Stage
- Rents space for performances, parties, meetings, presentations and community events
- 600 seat main stage theater
- 200 seats black box with flexible seating configuration
- Rehearsal Hall 1400 square feet; reception capacity 100, banquet 70
- Mezzanine Lobby 1200-square-foot meeting/event space; reception capacity 200, banquet 150
- Main Lobby 1300-square-foot meeting/event space; reception capacity 250, banquet 200
- Gallery Lobby 500-square-foot meeting/event space; seating for 75
- Studio Lobby 600-square-foot meeting/event space; seating for 75

Broadway Armory Park - Chicago, IL



- Municipal Building - operated by Parks & Recreation Department
- Chicago's largest indoor recreational facility: 26,400 sq. ft. space, houses gymnasiums,
- 3300 sq. ft. meeting room, 1400 sq. ft. multipurpose room, Fitness Center, 13 spaces total
- Divides gym space using draped curtains for multiple activities; does three basketball and, five volleyball courts simultaneously
- Youth sports programming includes soccer, volleyball, basketball, cheerleading, recreational tumbling, track & field, floor hockey, flag football
- Adult sports programs include basketball and volleyball leagues, yoga classes, work out and fitness center and a senior walking club
- Conducts exercise programs for all ages, pre-school to adult
- Charges fees for services
- Operates substantial gymnastics program; hopes to host US rhythmic gymnastic championship as pre-Olympics event
- Provides large after-school program including mentoring, Latin dance, other cultural activities
- Conducts a summer camp, including swimming at nearby lake Michigan
- Can't meet demand for rental requests from large organizations and for corporate events
- Facility includes prep kitchen for caterers
- Can accommodate 1200 for receptions, 1000 per banquet event
- Operates from 7:00 AM-10:00 PM, Monday-Friday; 9:00 AM-5:00 PM, Saturday & Sunday. Stays open late when accommodating rental clients or special events

Armory Art Center – Palm Beach, FL

- Community-based not-for-profit
- A visual arts education and exhibition organization serving 3,000 students annually, in nearly 100 courses.
- Operates a summer camp for approximately 700 children.
- Hosts lectures, workshops and special events in addition to class offerings.

Armory Center for the Arts – Pasadena, CA

- Community-based not-for-profit
- Arts center offering exhibitions, classes and educational out-reach programs to schools and the community.
- Contains a gallery, art workshops and space for educational arts programming, as well as studio spaces for drawing, painting, digital arts and photography

Armory Community Center - Laurel, MD

- Municipal Building – operated by Parks & Recreation Department
- 17,964 sq. ft.
- Boys & girls basketball and volleyball leagues
- Men's basketball league
- Drop-in recreational sports for adults
- Programs include daytime classes and workshop programs for children and adults
- Rents space in four meeting and conference rooms when not programmed by the Center

Armory Sports & Community Center - Columbia, MO



- Municipal Building – operated by Parks & Recreation Department Primarily sports oriented programming
- Facility includes a gymnasium, classroom, meeting rooms, aerobics room, cardio/strength training area, computer room, and general recreation room
- Operates adult and youth basketball & volleyball leagues
- Provides drop-in sports for after-school and when school is not in session
- Rents rooms, 135 seat capacity, to local organizations and for corporate meetings; high rate of demand
- Recovers 50% of operational costs through charges for organized youth programs; recovers 100% of adult programming costs; no charge for youth drop-in sports
- Facility has a kitchen, which is used for cooking classes
- Private schools rent the facility for recess, physical education classes and for sport team practices
- Operates a summer sports camp

New Jersey National Guard Armory – Jersey City, NJ



- Owned by New Jersey Department of Military and Veteran Affairs and leased to Jersey City
- Currently undergoing renovations; improvements to include running track, new basketball floor, seating, scoreboards and lighting
- Structure contains 175,000 square-foot (65,000 Drill Court)
- Predominantly used as recreational center for after-school activities
- Still used for military training
- Hosts boxing, indoor football, high school and college basketball, and track and field events
- Presents exhibits, ethnic festivals, and entertainment events
- Occasional use as film studio

Washington D.C. Armory - Washington, D.C.



- Municipal venue operated by the Drill Court Sports and Entertainment Commission
- 65,000 sq. ft
- 10,000-seat multi-purpose arena
- Hosts sporting events, including school sports, World Wrestling Championships, home to D.C. Armor of the American Indoor Football Association, the DC Rollergirls roller derby; conventions, banquets, corporate meetings and events; horse, home, car, and food shows; circuses, tryouts for American Idol, inaugural balls, etc.
- Seating Capacity:
 - 10,000 - sports/theater
 - 4,500 - cabaret/formal dining
- Each year, awards Community Outreach Grants providing funding for community programs to promote grassroots recreation in the District of Columbia

APPENDIX B

HISTORICAL REGISTER NOMINATION

San Francisco National Guard Armory and Arsenal

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

San Francisco National Guard Armory and Arsenal

AND/OR COMMON

Coastal Artillery Headquarters and training base

2 LOCATION

STREET & NUMBER

1800 Mission Street at Fourteenth Street

-- NOT FOR PUBLICATION

CITY TOWN

CONGRESSIONAL DISTRICT

San Francisco

-- VICINITY OF

STATE

CODE

COUNTY

CODE

California

San Francisco

94110

3 CLASSIFICATION**CATEGORY**

DISTRICT
 BUILDING(S)
 STRUCTURE
 SITE
 OBJECT

OWNERSHIP

PUBLIC
 PRIVATE
 BOTH
PUBLIC ACQUISITION
 IN PROCESS
 BEING CONSIDERED

STATUS

OCCUPIED
 UNOCCUPIED
 WORK IN PROGRESS
ACCESSIBLE
 YES RESTRICTED
 YES UNRESTRICTED
 NO

PRESENT USE

AGRICULTURE MUSEUM
 COMMERCIAL PARK
 EDUCATIONAL PRIVATE RESIDENCE
 ENTERTAINMENT RELIGIOUS
 GOVERNMENT SCIENTIFIC
 INDUSTRIAL TRANSPORTATION
 MILITARY OTHER

4 OWNER OF PROPERTY

NAME

California National Guard

STREET & NUMBER

2829 Watt Avenue

CITY TOWN

Sacramento

-- VICINITY OF

STATE

California 95821

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE
REGISTRY OF DEEDS, ETC

STREET & NUMBER

CITY TOWN

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY TOWN

STATE

DESCRIPTION

Page two

| | | | |
|---------------------------------------|-----------|---|------------------|
| CONDITION | | CHECK ONE | CHECK ONE |
| <input type="checkbox"/> EXCELLENT | *see note | <input checked="" type="checkbox"/> UNALTERED | see note |
| <input type="checkbox"/> GOOD | p 9 | <input type="checkbox"/> ALTERED | p 9 |
| <input type="checkbox"/> FAIR | | | |
| <input type="checkbox"/> DETERIORATED | | <input type="checkbox"/> ORIGINAL SITE | |
| <input type="checkbox"/> RUINS | | <input type="checkbox"/> MOVED | DATE _____ |
| <input type="checkbox"/> UNEXPOSED | | | |

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Armory is the largest building of historical and architectural importance in the San Francisco Mission District (it has a 3 rating on the city's list of buildings of architectural importance) and is in the minds of the community, one of the most important landmarks the community has.

The building was constructed between September 1912 and June 1914 by the contracting firm of McLeran and Peterson and was designed by the firm of Woollett and Woollett. The building now appears on the exterior as it was originally designed. The main building was designed as a Spanish style fortress (early drawings of the building have a much more pronounced appearance of the Moorish influence than does the completed structure.) To this fortress was melded a huge machine age barrel-vaulted gymnasium which was completed some time after the original structure was completed. However it was a part of the original design.

The exterior of the building is designed to give the harsh impression of a fortress, with four octagonal corner towers, a rough clinker brick exterior surface, and long narrow slit windows. The ground storey is very austere; the heavy walls curve outward slightly toward the ground, simulating the enormously thick masonry walls of a Medieval fortress. The only openings in this cruel expanse of rough burnt brick at the ground storey are a very large and heavy door at the center of the two street elevations and a row of what appears to be rifle slots, which have been bricked over from the inside. The fenestration does not begin until very high above the pedestrian's head.

The red/brown brick is interrupted by narrow bands of sandstone in string courses at the height of the top of the doors, between the second and third storeys, and also at the roofline. Limestone is also used in wide mouldings around the entrances and in window treatments at the two upper storeys.

The Mission Street elevation is symmetrical and made very imposing by its two flanking towers and the regularity of the bays between them. Above the ground storey, nine bays of four windows each are slightly recessed behind the plane of the facade. These windows are quite numerous thus allowing sufficient light to enter, but their form is very long and narrow, emphasizing the impenetrable quality of the facade. The upper edge of the wall has a crenelated cornice, with the use of sandstone masonry for the brackets and battlements. The towers are slightly taller, and end in a wide masonry cornice. A flag pole surmounts each of the four towers.

The Fourteenth Street elevation has three bays contained between the two towers of the main structures, to which is attached the large gymnasium space. The giant arched roof of this space is expressed on the street facade by a vast brick wall with a curved upper edge. A large door at the center of the ground storey is the only opening to the pedestrian. At the third and fourth storey levels, above two masonry string courses, is an arrangement of eleven very tall narrow windows which vary in height upward toward the center, to echo the dramatic curved roofline. The curve of the roof is further emphasized by a string course and a wide cornice of masonry along the upper edge. The section of the Armory shows a melding of the strict revivalist treatment of the fortress toward a more open embrace of flatness and geometry, characteristic of machine age designs. The interior of the arched auditorium has an exciting exposed

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roof structure of curving steel girders which spring from the floor and continue in a smooth line across the entire 170 feet of open space which the architect originally intended to compliment with a glass roof (the present roof is wood).

The structural framework of the fortress is of re-enforced concrete and has a facing of 305 feet on Fourteenth Street and 285 feet on Mission Street. The deep basement across the Mission Street front contains a gymnasium, kitchen, banquet room and the original quarters of the naval militia. The gymnasium is 100 feet long and 60 feet wide and was completely equipped. The kitchen had gas ranges and a large ice box built into the wall. The banquet room had sufficient room to feed 500 people at a sitting.

On the Fourteenth Street side, next to the gymnasium, is located a locker room, 50x40 feet. To the west is a seventy five foot swimming pool with a depth of from four to seven feet which has since been cemented over. The swimming facilities included hot showers and continuously running water in the pool.

In addition, the basement also contains a 200 square foot storeroom, a solid concrete arsenal, company storerooms, boiler room, indoor rifle range, meeting rooms for a pistol club, ammunition hoist and storerooms for field wagons with their service elevator which could lift the wagons fully loaded.

The ground floor contained the auditorium (300 x 180 feet) which was described previously, and facing the auditorium, when originally built, the fortress had an open side to provide space for three training guns (a twelve inch mortar, a ten inch disappearing gun and a three inch rapid fire gun) and the immediate area was outfitted on the model of the typical forts of the day with all the necessary equipment, stations and apparatus (and the auditorium was an open drill court surrounded by a brick wall built to the height of the first sandstone string course above the first floor - the wall is now the foundation of the auditorium as can be seen by observing the difference in color of the brick on the back wall of the auditorium).

Reception rooms occupied the front of the first floor and included reading rooms, and lounging rooms finished with stained wood wainscoting which flanked the main entrance. Flanking this was a ballroom 75x50 feet to the left. On the opposite side of the entrance were two reception rooms for ladies and in the northeast corner were four large rooms allocated to the signal corps.

Across the front of the mezzine floor were the administrative offices and officer country. The second and third floors were taken up by the rest of the various units attached to the armory. The building cost \$460,000 of which approximately \$250,000 was spent on the exterior and \$230,000 on the interior. A major part of the consideration of designing the interior was to make the Armory a social center for the city a recruiting tool (And as a matter of civic pride, it was intended to be a better armory and arsenal than any in existence in the U.S. - with particular reference to the New York Armory).

SIGNIFICANCE

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

| | | | | |
|---|---|---|---|--|
| <input type="checkbox"/> HISTORIC <input type="checkbox"/> 1400-1499 <input type="checkbox"/> 1500-1599 <input type="checkbox"/> 1600-1699 <input type="checkbox"/> 1700-1799 <input type="checkbox"/> 1800-1899 <input checked="" type="checkbox"/> 1900 | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC <input type="checkbox"/> ARCHEOLOGY-HISTORIC <input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> ARCHITECTURE <input type="checkbox"/> ART <input type="checkbox"/> COMMERCE <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> COMMUNITY PLANNING <input type="checkbox"/> CONSERVATION <input type="checkbox"/> ECONOMICS <input type="checkbox"/> EDUCATION <input checked="" type="checkbox"/> ENGINEERING <input type="checkbox"/> EXPLORATION/SETTLEMENT <input type="checkbox"/> INDUSTRY <input type="checkbox"/> INVENTION | <input type="checkbox"/> LANDSCAPE ARCHITECTURE <input type="checkbox"/> LAW <input type="checkbox"/> LITERATURE <input checked="" type="checkbox"/> MILITARY <input type="checkbox"/> MUSIC <input type="checkbox"/> PHILOSOPHY <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> RELIGION <input type="checkbox"/> SCIENCE <input type="checkbox"/> SCULPTURE <input type="checkbox"/> SOCIAL/HUMANITARIAN <input type="checkbox"/> THEATER <input type="checkbox"/> TRANSPORTATION <input type="checkbox"/> OTHER (SPECIFY) |
|---|---|---|---|--|

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SPECIFIC DATES Started September 1912 Completed June 1914
 BUILDER/ARCHITECT Architects: Woollett & Woollett
 Builder: McLeran & Peterson

STATEMENT OF SIGNIFICANCE

The San Francisco Armory and Arsenal is an outstanding example of the metropolitan armories built in the late Nineteenth and early Twentieth Century. This building in its interior was one of the most ornate of all the armories built, and in its exterior, is a unique combination of revivalist architecture and early twentieth century machine age design and construction. And, like many of the other armories of the period, this one was designed both as an armory/arsenal, and as a social center for the city's residents.

The officially stated purpose of construction of the San Francisco Armory was to house the California National Guard Coastal Artillery, the Naval Militia, and to act as a social center for the city's residents.

April 20th, 1909 Governor Gilllet signed an appropriation of \$480,000 for construction on the condition that the citizens of San Francisco raise \$100,000 for the site (\$60,000 was actually raised and the State made up the difference in the cost of the land). The Fourteenth and Mission Site was select over another at Bay and Van Ness Avenue because of its more central position and its better ability to serve the city, and secondarily because of its supposedly better tactical position militarily.

The architectural firm of Woollett & Woollett presented the buildings' plans in December 1911 and initial reaction was very negative because of the facade's foreboding and warlike character. In fact, because it was considered to be a civic building, the criticism of the facade almost forced a complete re-design of the building. However, the Commanding General of the National Guard particularly liked the design and expressed the opinion that the design was very much in character with its intended use. The design was kept, and the opposition was silenced with the argument that it would be suitable for any civic use (ie it was designed with a ballroom, reception rooms, etc.)

The final contract for the build was let on 12 July 1912 to the firm of McLeran and Peterson and work began in September (the winning bid was \$480,000 - approximately \$250,000 for the facade and \$230,000 for the interior (based on comments in the News Call Bulletin in connection with the rejection of L.A. Hick's bid for exterior work (6/23/12 p 52))). The fortifications and guns were let in a separate contract to the firm of L.A. Hicks for \$75,000 which was paid for by the War Department.

The castle, of steel reinforced concrete with its marble and walnut interior and clinker brick exterior was completed on the week of 1 June 1914, and the auditorium, part of the architects original design was completed at a later date (An architects conceptual drawing shows the completed building exactly as it appears today (re: Mar 1913 - ARCHITECT ENGINEER), although the auditorium probably never did have the glass roof intended for it.

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The architectural firm of Woollett and Woollett was one of the leading architectural firms in the era immediately after the 1906 Earthquake. The firm was actually two brothers William I and John W. Woollett, and their most notable buildings prior to the Armory were the Crocker Estate, the Realty Syndicate Building in Oakland and Idora Park.

John W. was born on 11 July 1876 and he received his architectural degree from MIT. His first major work was designing the largest hotel in Troy, N.Y. before moving to San Francisco in 1904.

William L. was born on 3 November 1872 (they were both born in Albany N.Y.) and he received his architectural degree from Boston College. After graduation, he joined the faculty of Union College in Schenectady, N.Y., and stayed there until his departure for San Francisco in the summer of 1906 (re: Davis's Commercial Encyclopedia of the Southwest 1911 edition). In the years immediately following the earthquake, the Woollett firm set a record for the amount of work (in dollars) done in the San Francisco area.

Militarily, the Armory has been the home of the 250th Coast Artillery and its predecessor unit, the California Coastal Artillery, many of whose members have historically come from the Mission District. The Coastal Artillery fought in France during World War I, during World War II, they fought in the Pacific and they served with the United Nations Command in Korea during the Korean War. This unit, the 250th Artillery was trained at the Armory and most of the military lives (with the exception of the three Wars) was spent at the Armory.

As for the Armory's part in the social affairs of the community, it is difficult to say just what civic events did take place there since no records of the buildings activities were kept. However, some events at the Armory were known in their own right and were fairly easy to trace.

Such is the case with boxing. Boxing fights were held on Tuesday and Friday nights at the Armory and some very notable fights took place there including a light heavy weight world title fight between Young Jim Corbet III and Jackie Fields. Some of the other notable fights that took place there included Mike Teague vs Armand Emanuel (Teague was a World Light Heavy Weight Champion during his career); Jackie Fields vs Young Jack Thompson (both were Welter Weight Champions during their careers); Young Corbet (the son of Gentleman Jim Corbet) vs Pete Myers (Young Corbet was a welterweight champion during his career) (The source material is an oral statement by Edy Mueller, former Editor of the San Francisco Examiner and known in San Francisco's boxing circles as "Mr. Boxing").

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TRANSCRIPTION FROM SAN FRANCISCO CHRONICLE, SUNDAY, 7 JUNE 1914 27/4

The long discussed, long fought over Coast Artillery Reserve Armory and Arsenal at Fourteenth and Mission Streets, erected at a total cost of half a million dollars at last became a reality. The huge brick and concrete building was accepted last week conditionally by the State, the companies which will occupy it have about finished the work of moving in and the first drills will be held this week or the first of next.

San Francisco now has one of the finest armories in the United States, not only in point of cost and equipment, but in point of design. Within it will be housed ten companies of coast artillery, two divisions of naval militia, one signal corps and one engineering corps, besides three bands, one of the artillery, another of the Naval Militia and that of the Fifth Infantry of Oakland.

In the new armory will be every sort of practical appliance for instruction and drill that the best trained army would need. There will be ample room for all who will make the building their headquarters. And there will be recreation and social features that will attract, it is believed, a larger and more regular attendance of the state guard than ever before in the history of the city.

FOUR STORIES AND BASEMENT

The structural framework of the San Francisco Armory is of re-enforced concrete with a facing of clinker brick and limestone. The building has a facing of 306 feet on Fourteenth Street and 285 feet on Mission Street. The rear end abuts on Julian Avenue. The building has four stories with a deep basement under its entire area. Across the Mission Street front of the building in the basement is a gymnasium, mess kitchen, banquet room and temporary quarters of the naval militia. The gymnasium is 100 feet long and 50 feet wide, and will be provided with a full equipment of apparatus. The mess kitchen will have gas ranges and a huge ice box of concrete built into the wall. The banquet room will seat 500 persons.

On the North Side of the basement, next to the gymnasium, is located a locker room for athletes, the room is 50x40 feet. To the west is a huge swimming pool of concrete seventy five feet long and running from four to seven feet in depth. There will be hot and cold showers for the swimmer, and water will run through the tank continuously.

INDOOR RIFLE RANGE

The basement also contains a general storeroom, 200 feet square, a solid concrete ammunition vault or arsenal, company storerooms, boiler-room, indoor rifle range, meeting room of the pistol club, ammunition hoist and a storeroom for field wagons with an elevator by which they may be hoisted up to the Julian Avenue side, after being loaded in the building. In the rifle range the men will shoot through loopholes, both in standing and lying down postures.

The first or ground floor is a marvel of completeness. In the rear is the great open air drill court, 300x180 feet, which later may be enclosed with a glass roof seventyfive

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feet high. All around the wall are powerfull electric lamps, whose brillancy will be further augmented by a high powered search light played on the court from the building. The Fourteenth Street entrance to the Armory opens into this court.

THREE PRACTIC GUNS.

Along the side of the first floor, facing the drill court, are three practic guns, a twelve inch mortar, a ten inch disappearing gun and a three inch rapid fire gun. The gun emplacements will be modeled strictly after those in forts of today with all the necessary equipment, stations and apparatus. While the barrells of the guns will be dummy, the mechanisms will be standard. Dummy mortar shells, weighing from 845 to 1048 pounds each will be handled in practice loading and unloading, and the same will be the case with the other big guns.

In gun drills, the artilleryman will be in actual battle, so far as their maneuvers are concerned. At the command of the battery commander, who in turn will be under the battle commander, the men will load, aim and fire, working out ranges and elevations mathematically on a gun plotting board. Orders will be communicated by telephone from the commander's station elevated above the drill court. The side of the building where the guns are stationed is only partially enclosed so as to allow unrestricted maneuvering.

ROOMS FOR RECREATION

Reception rooms occupy the front of the first floor. To one side of the main entrance are two reading and lounging rooms, finished with stained wood wainscotting for the men. This is flanked by a dance hall 75x50 feet provided with a piano and a place for the orchestra.

On the other side of the main entrance are two reception rooms for women, and in the northeast corner of the floor four big rooms for the signal corps. The entire building is furnished with steam heat and in rooms and halls are arts and crafts metal chandeliers.

Across the front of the mezzanine floor are the administration offices including those of Colonel George A. Schastey, chief the coast artillery, commanding. Sergeant Major Alvin R Fouratt, in command of the work completing the building and installing the companies and the quarters of all commissioned and non-commissioned officers and company commanders. The medical corps commanded by Major Frank M Emmal, also will be quartered on this floor.

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The company rooms take up the whole of the second floor. Here are the quarters of the First, Second, Third, Fourth, Sixth, Seventh, Ninth and Tenth companies of the Coast Artillery, with the corps band and rooms for the engineering corps, now under course of formation. Each of the artillery companies also is equipped as infantry with rifles and field kits.

Eleventh and Twelfth companies of the Coast Artillery have their quarters on the third floor of the building. On the same floor are two divisions of naval militia, the militia band and the Fifth Infantry Band. Throughout the building are a number of spare rooms which may be used for anything fitting or necessary.

In moving into the Fourteenth and Mission Armory, the artillery corps will abandon the old armory at 1548 Van Ness Avenue and the Eleventh company will transfer to San Francisco from San Mateo. The signal corps has been housed heretofore in the 1500 block on McAllister street, and the naval militia in the 1000 block on Market Street.

TO BE MADE POPULAR

In the Armory, two companies will drill each night, Saturday and Sunday nights excepted. A great many social affairs also will be arranged with banquets and dancing, to make the Armory attractive as a meeting place for the State Guard members. Plans for this armory were made as long ago as March 1909. At first, a site on Van Ness and Bay Streets was selected, but to this, Governor Gillet objected as being too far removed from the center of the city. So after a time, the present site was decided upon and it was purchased for \$100,000. Of this amount, \$60,000 was raised by the citizens of San Francisco, the remainder coming from the States armory appropriation of \$420,000. The United States War Department eventually will spend \$75,000 in installing guns and otherwise equipping the building.

Work on the building began in September 1912.

